

Site Accessibility Evaluation



Administration Building

913 S Dubuque St
Iowa City, IA 52240

ADA Only

Inspection Date: 11/27/2018
Inspector: Shelley Zuniga

Prepared By

WT Group

Engineering with Precision, Pace & Passion.

(224) 293 - 6451

www.wtengineering.com

February 3, 2019

Donna Brooks
Grants Assistant
Johnson County
913 S. Dubuque St.
Iowa City, IA 52240

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Administration Building located at 913 S Dubuque St, Iowa City, IA 52240. The facility was inspected on 11/27/2018.

We recommended that all barriers that are identified in this evaluation recommended in one of the phases below, be removed as soon as possible. A transition plan should be developed to assist in planning the removal of all barriers. To help with this, we have identified all barriers on a finding by finding basis with a phase identifier as follows:

1 (Phase 1): Should be completed immediately. This category includes findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat.

2 (Phase 2): Should be completed as soon as possible. Includes findings that would remove barriers to the greatest number of people to your goods and services and finding new to the technical standards such as recreation elements

3 (Phase 3): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. This category includes findings that have a high financial impact on the entity, are subject to standards not yet final, or involve a partner entity.

4 (Option): Not necessary to complete, because other sites exist that meet Title II requirements for program access, or retrofit is technically infeasible, or variance is a construction tolerance.

5 (Smart Practice): Should be completed but not necessarily required. This category includes findings and or elements that were in compliance with previous editions of the codes and standards but have since changed. This category also includes techniques or elements that are not a part of the federal or state requirements, but are suggested in advisory language, or have been successfully implemented by other entities. Generally, these items are easily modified to provide the greatest degree of access as well as compliance with the most current codes and standards.

We have applied these priorities to the transition plan to create an order of retrofit for Johnson County sites. The transition plan is an Excel document that is easily modified, should circumstances or priorities change for the County. In addition, it is easily searched in many different ways.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me.

Sincerely,
Shelley Zuniga
Shelley Zuniga

Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 1

Element meets all standards and requirements

Citation:

2010 ADAS Section: 208.2

As Built:

public lot - 57/3;
employee lot - 119/6;
complies with required
number of accessible
stalls

Recommendation:

None

Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 2

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2010 ADAS Section: 502.4

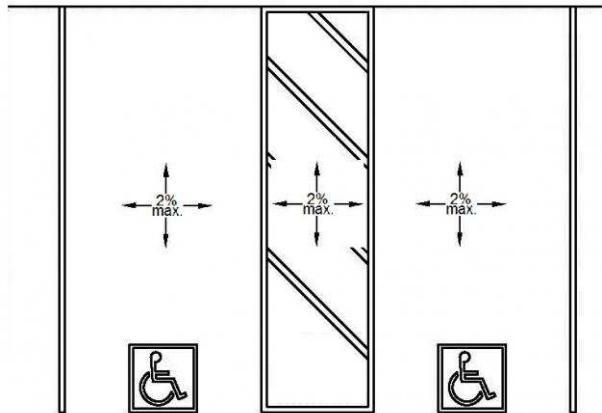
1991 ADAS Section: 4.6.3

As Built:

public lot: 3.3% 2nd
van stall, 2.7% 3rd stall

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction



Finding #2 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 3

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2010 ADAS Section: 502.4

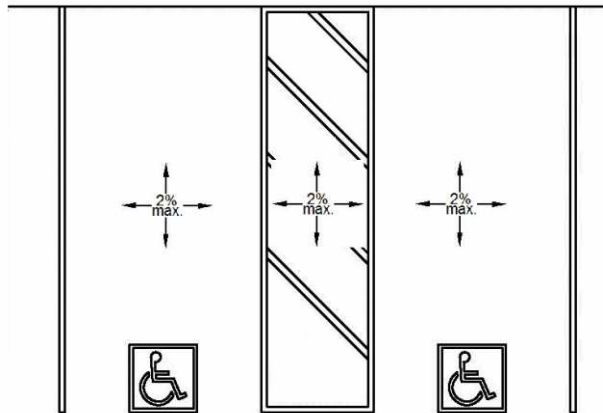
1991 ADAS Section: 4.6.3

As Built:

public lot: 3.3% access aisle

Recommendation:

Repair or correct slope of parking space and access aisle to max 2.08% in any direction



Finding #3 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 4

The parking stall contains abrupt edges and surface irregularities over a 1/4 inch vertical.

Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.

Citation:

2010 ADAS Section: 502.4

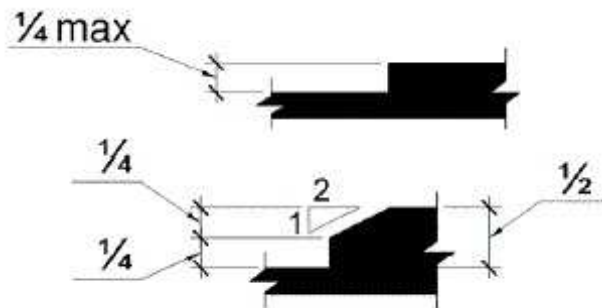
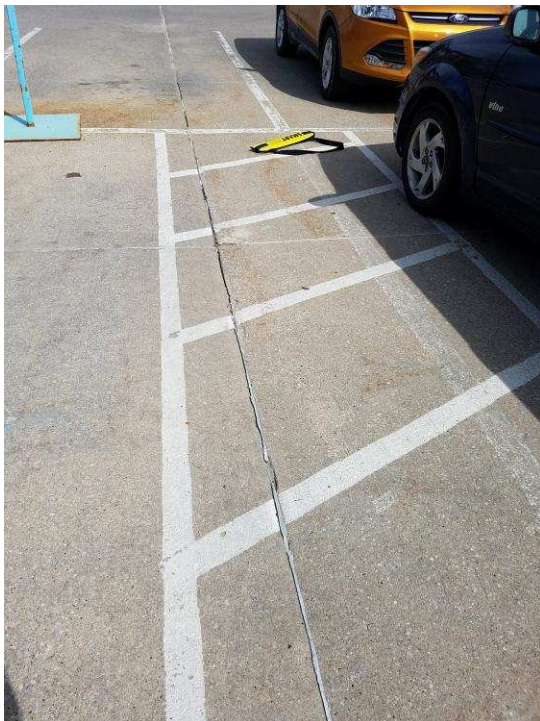
1991 ADAS Section: 4.6.3

As Built:

public lot - large crack
in access aisle 1" CIL
in valve cover in aisle;
signage not fixed and
overlap stall space

Recommendation:

Resurface stalls and access aisles to eliminate gaps and cracks; install permanent signage to eliminate overlap into stalls



Finding #4 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 5

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility complying with. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

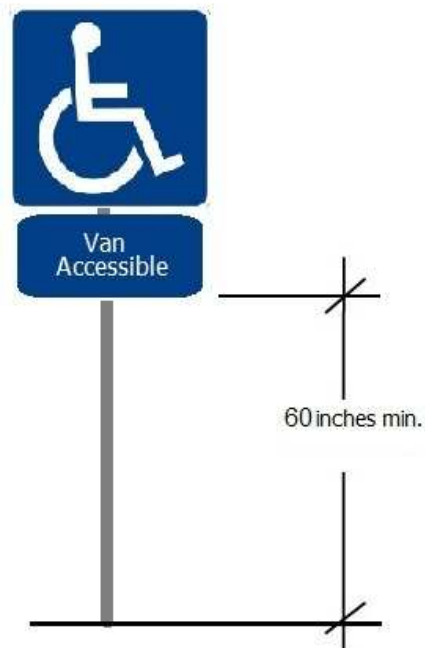
2010 ADAS Section: 502.6

As Built:

public lot - signs not R7-8, not permanently mounted, low at 55.25", 55.5", 54"

Recommendation:

Raise existing accessible parking signs so lowest end of bottom sign is min 60" aff and mount permanently



Finding #5 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 6

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2010 ADAS Section: 502.4

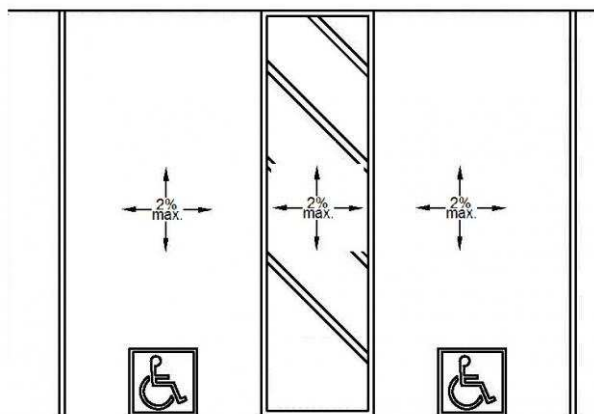
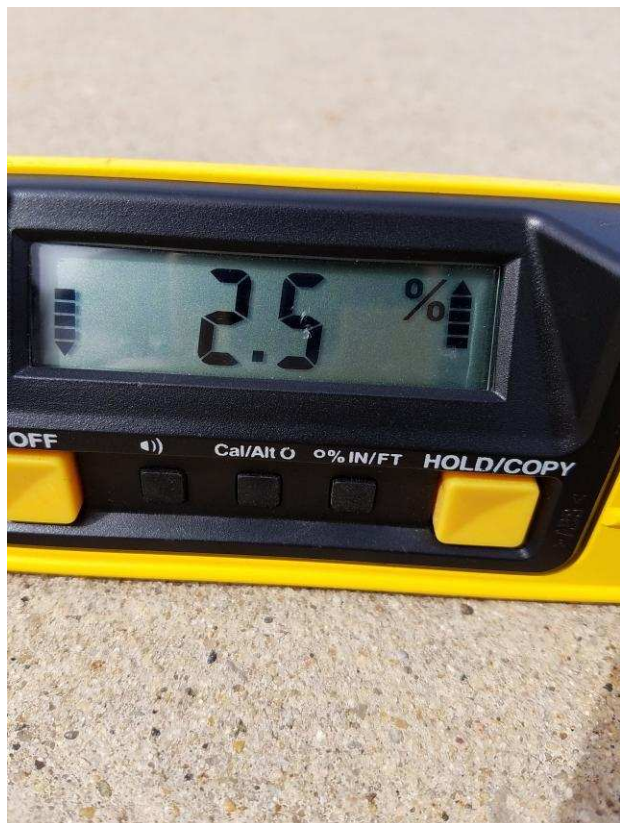
1991 ADAS Section: 4.6.3

As Built:

2.5% in 6th stall

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction



Finding #6 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 7

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2010 ADAS Section: 502.4

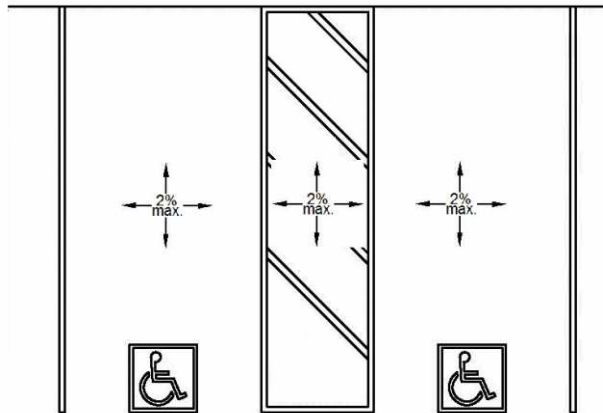
1991 ADAS Section: 4.6.3

As Built:

3% in 3rd aisle

Recommendation:

Repair or correct slope of parking space and access aisle to max 2.08% in any direction



Finding #7 Additional Finding Photos



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 8

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

Citation:

2010 ADAS Section: 502.6

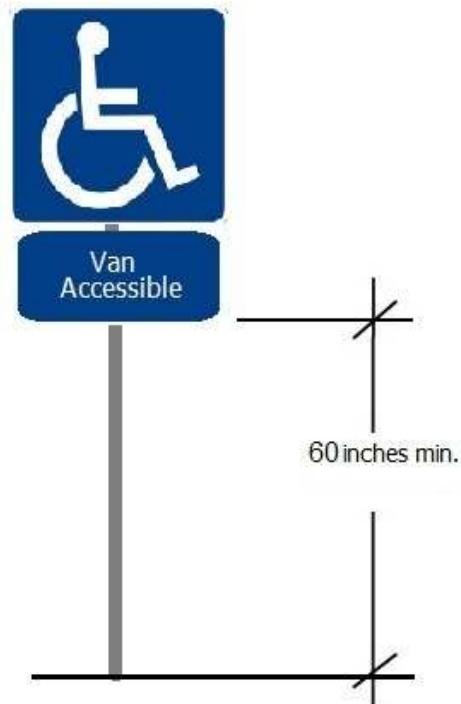
1991 ADAS Section: 4.6.4

As Built:

employee lot - lacks
van sign

Recommendation:

Add one van parking sign to one accessible stall and repaint stall and access aisle to 11' and 5' or 8' and 8'



Parking

Lat/Long: [41.6507554, -91.5342542]

Finding: 9

The parking sign/s are missing.

Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2010 ADAS Section: 502.6

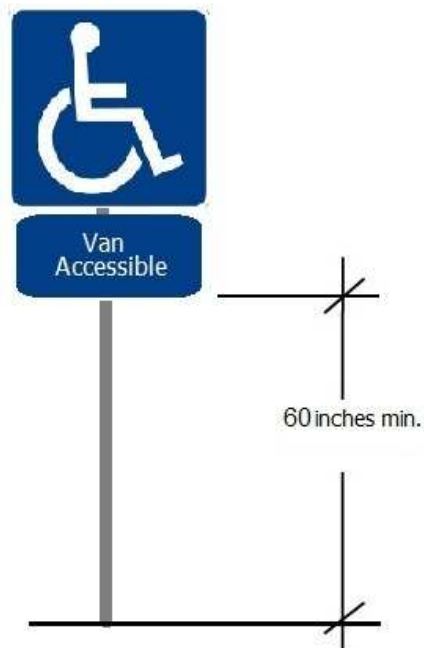
As Built:

employee lot - one
stall missing sign, all
lack R7-8 signage

Recommendation:

Acquire and mount at appropriate heights and locations accessible parking signs for all the stalls

Acquire and mount correct fine sign for all stalls per state or local statute



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 10

The curb ramp does not have a compliant top landing and the side flares are too steep.

In alterations, where there is no landing at the top of Curb Ramps, Curb Ramp flares shall be provided and shall not be steeper than 1:12.

Citation:

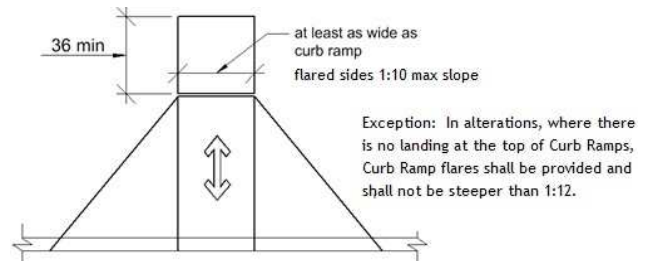
2010 ADAS Section: 406.4 Exception

As Built:

9.9% ramp R side flare
at entry ramp, 9% at
ramp towards solar
panels

Recommendation:

Correct slope of side flares to max 8.33%



Finding #10 Additional Finding Photos



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 11

Detectable warnings are missing for the parallel curb ramp.

On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk.

Detectable warnings at curb ramps shall extend 36 inches in the direction of travel. Detectable warnings shall extend the full width of the ramp run excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches minimum and 8 inches maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. **EXCEPTION:** On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk.

Citation:

1991 ADAS Section: 4.29.5

As Built:

missing at curb ramp
and hazardous way
from employee lot

Recommendation:

Install compliant detectable warning at curb ramps as a smart practice



Finding #11 Additional Finding Photos



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 12

The accessible route on the site contains running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp. Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

Citation:

2010 ADAS Section: 403.3

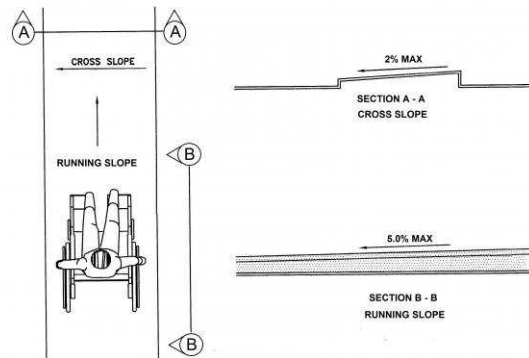
1991 ADAS Section: 4.3.7

As Built:

8.3% to front entry

Recommendation:

Correct or repair running slope along the AR to max 5%



Finding #12 Additional Finding Photos



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 13

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

bike racks (2), library,
license plate disposal
and veteran's
memorial all comply

Recommendation:

None

EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 14

Amenities provided to the public must provide access to operable parts.

Citation:

2010 ADAS Section: Recommended

1991 ADAS Section: Recommended

As Built:

kiosk near memorial lacks entry due to 22.75" width, 48" to bottom of touch screen, out of reach range

Recommendation:

Provide an alternative for the solicitation of feedback from the public due to lack of access to the existing kiosk



Finding #14 Additional Finding Photos



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 15

The brochure rack is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Citation:

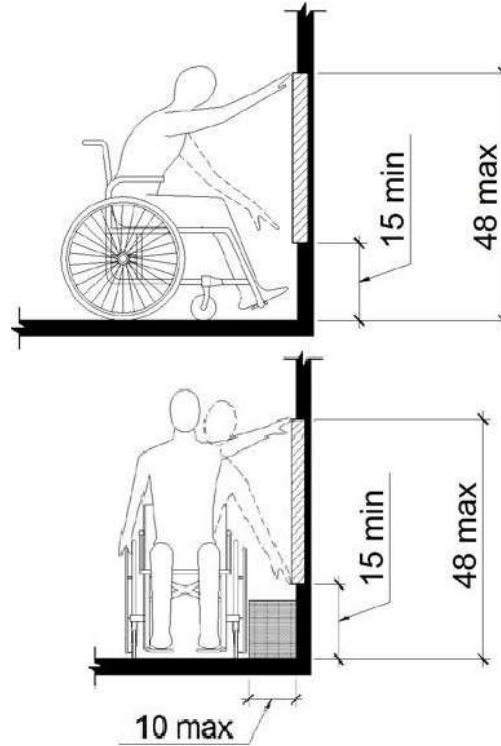
2010 ADAS Section: 308.1

As Built:

brochure rack in shelter at 61.5"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #15 Additional Finding Photos



EAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 16

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

benches and tables in shelter comply

Recommendation:

None

First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 17

The power door opener is not accessible because there is not adequate clear floor space for an approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

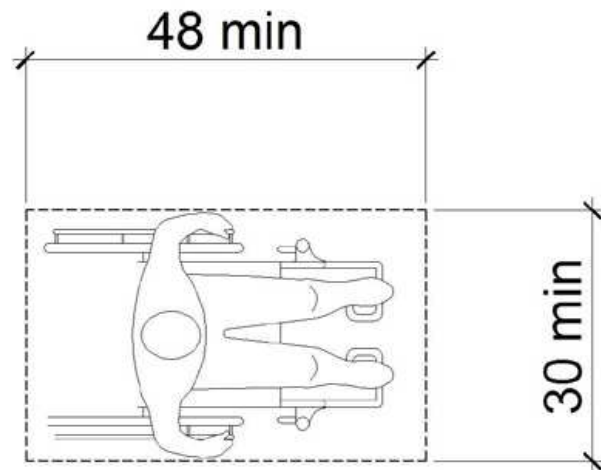
1991 ADAS Section: 4.2.4.1

As Built:

Storage at power door opener and AED

Recommendation:

Relocate storage at power door opener



Finding #17 Additional Finding Photos



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 18

The AED is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Citation:

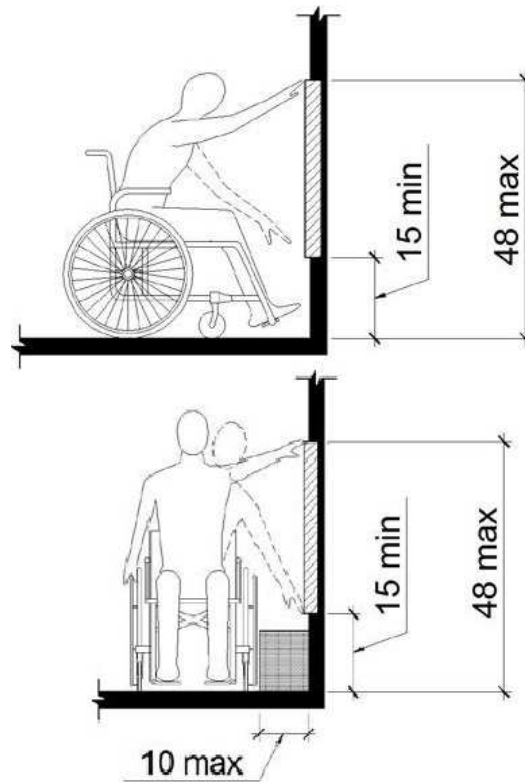
2010 ADAS Section: 308.1

As Built:

59" to AED handle

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #18 Additional Finding Photos



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 19

Element meets all standards and requirements

Citation:

2010 ADAS Section: 707

As Built:

Hallway ATM complies

Recommendation:

None

First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 20

The thermostat is too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum to the finished floor.

Citation:

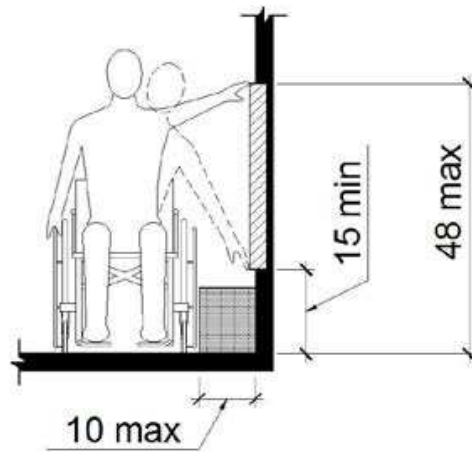
2010 ADAS Section: 308.3.1

As Built:

59.5" to thermostat in hall

Recommendation:

Lower operating mechanisms to max 48" aff to highest operable part; leave as is if employee only operated



Finding #20 Additional Finding Photos



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 21

Stairways must have handrails on both sides.

Handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The top handrails shall extend a minimum of 12 inches beyond the top nosing and shall be parallel with the floor or ground surface. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

The orientation of at least one handrail, including the extension, shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2-1/4 inches maximum. The hand grip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Handrails projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail.

Citation:

2010 ADAS Section: 505.2

1991 ADAS Section: 4.9.4

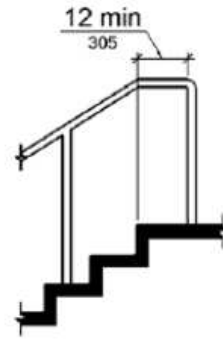
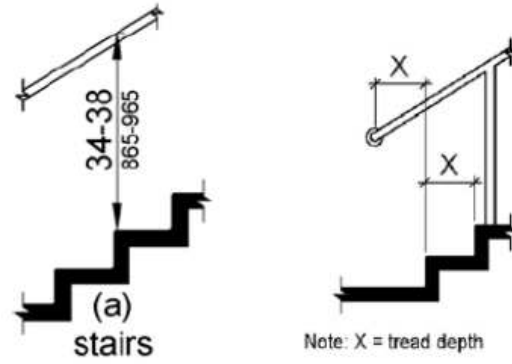
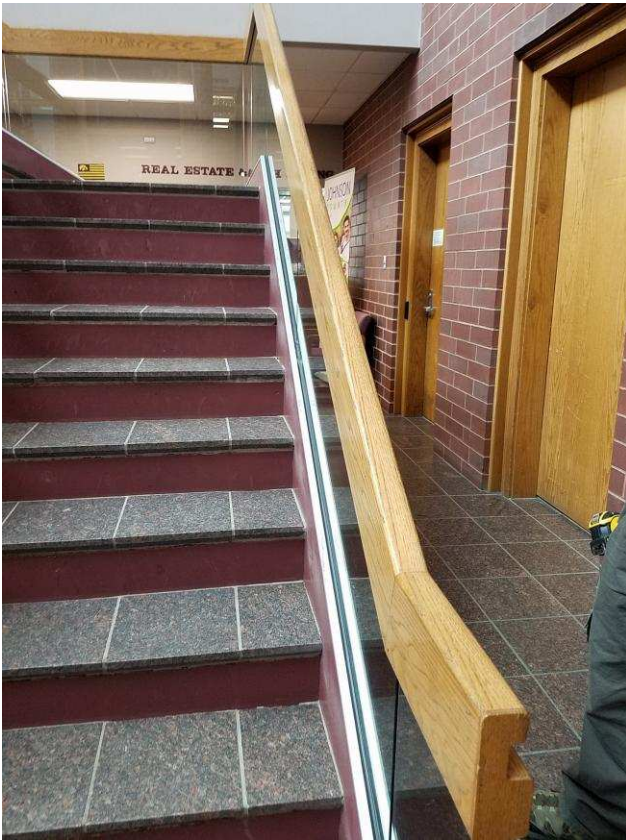
As Built:

main stairway,
handrail fails

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max with a min gap of 1.5" between handrail and wall

Finding #21 Continued



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 22

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

janitor closet - wall at
10", 8# and fast

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Finding #22 Additional Finding Photos



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 23

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

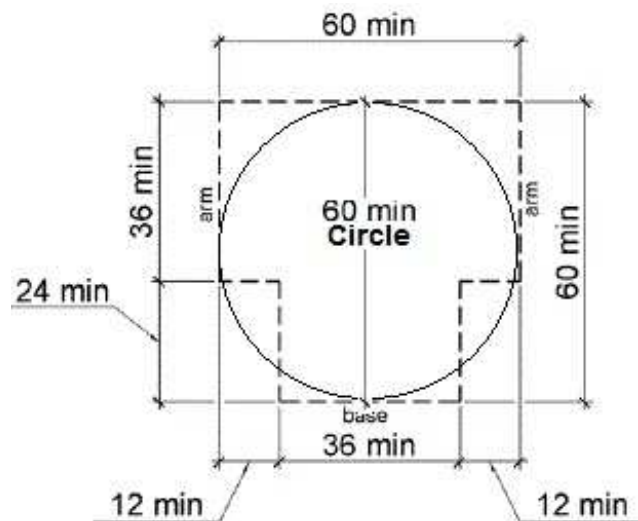
1991 ADAS Section: 4.2.3

As Built:

Janitor - too small

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 24

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2010 ADAS Section: 211.3

As Built:

low bowl only

Recommendation:

Add one fountain to provide 50/50 split between hi and lo bowl fountains



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 25

The fire extinguisher is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

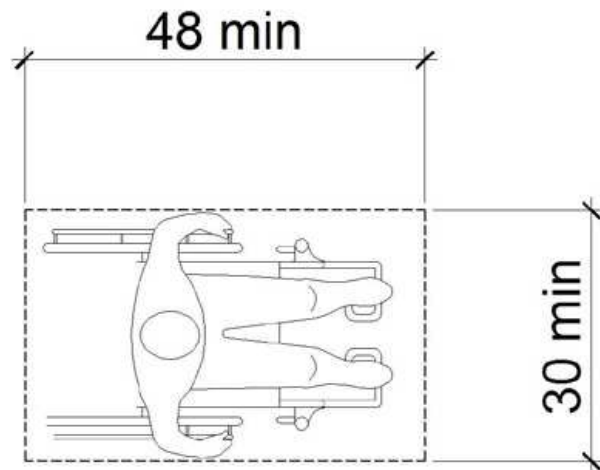
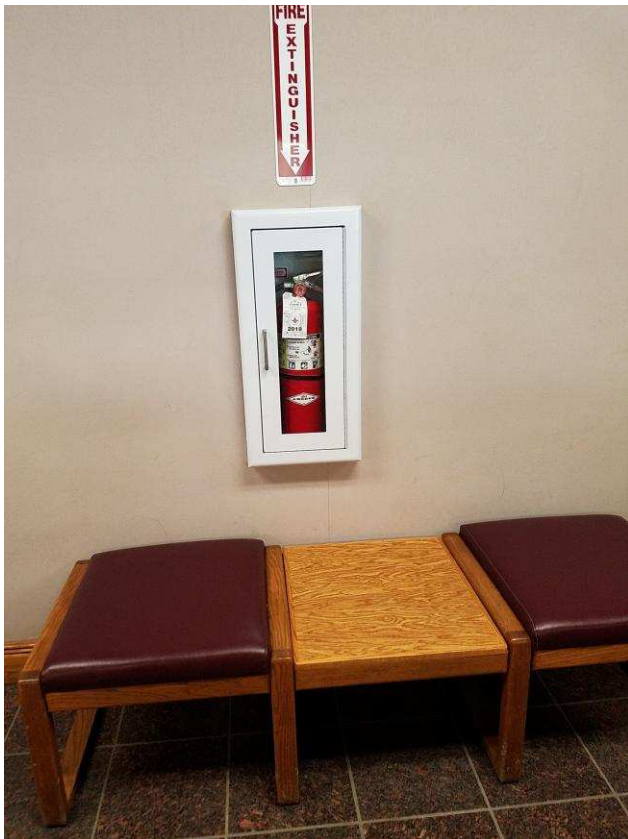
1991 ADAS Section: 4.2.4.1

As Built:

bench at fire extinguisher near treasurer

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts along the AR



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 26

Element meets all standards and requirements

Citation:

2010 ADAS Section: 702

As Built:

Alarms present

Recommendation:

None

First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 27

The Accessible Icon Project new ISA has not been adopted or approved by the US Access Board or DOJ. It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

Citation:

2010 ADAS Section: 703.7.2.1

1991 ADAS Section: 4.30.7(1)

As Built:

Admin front entry
lacks ISA

Recommendation:

Mount signage at entrance designating it as accessible



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 28

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

13 lbs push, front entrance non automatic

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 29

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

front entrance 14 lbs

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 30

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Main entry door - 2
automatic compliant

Recommendation:

None

First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 31

Element meets all standards and requirements

Citation:

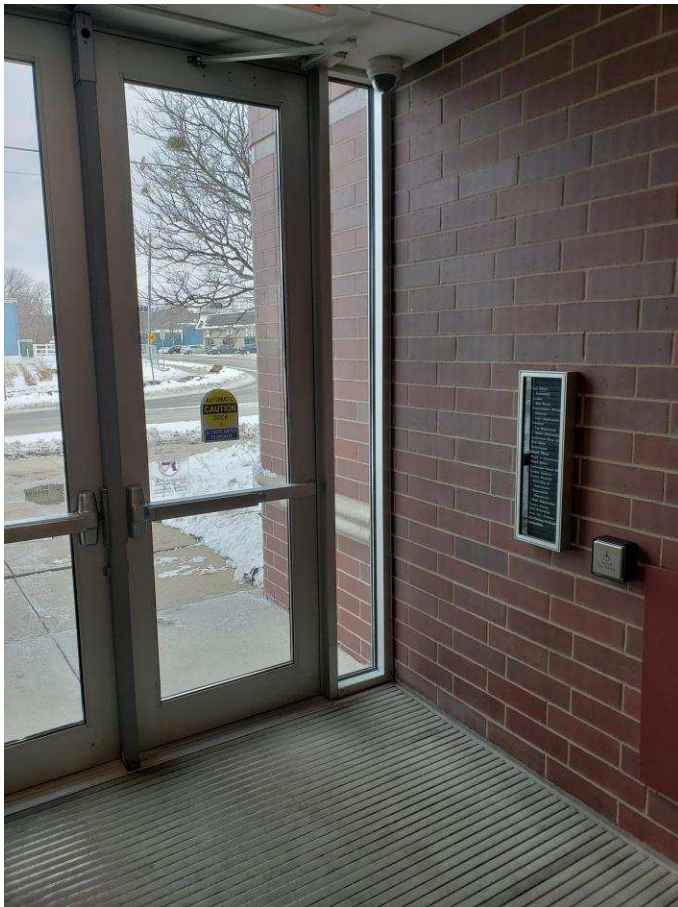
2010 ADAS Section: 404

As Built:

2 automatic exit doors
compliant

Recommendation:

None



Finding #31 Additional Finding Photos



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 32

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

exit door 20 lbs

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



First Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 33

The vision light panels (glazing/window) are mounted too high.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

Citation:

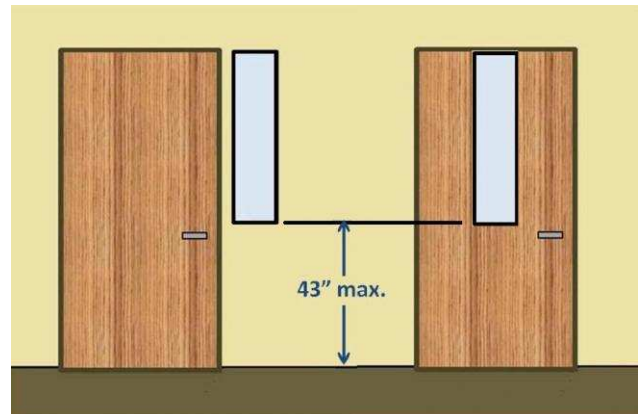
2010 ADAS Section: 404.2.11

As Built:

48" exit door

Recommendation:

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #33 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 34

The transaction counter is too high.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Knee and toe space must be provided for a forward approach. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

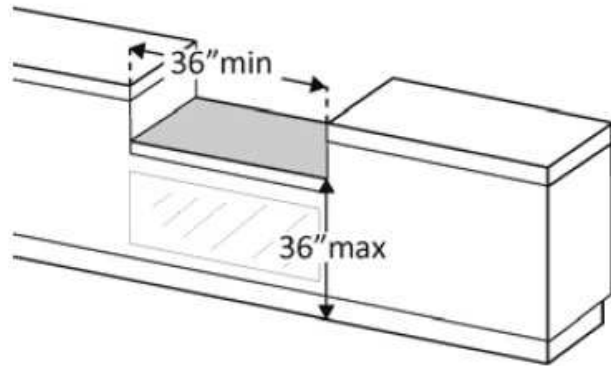
1991 ADAS Section: 7.2

As Built:

44" at treasurer;
lowered counter
closed

Recommendation:

Keep lowered counter open at all times that the general counter is open



Finding #34 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 35

The clear floor space only allows for a forward approach and the coat hangers are out of reach range.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.2.1

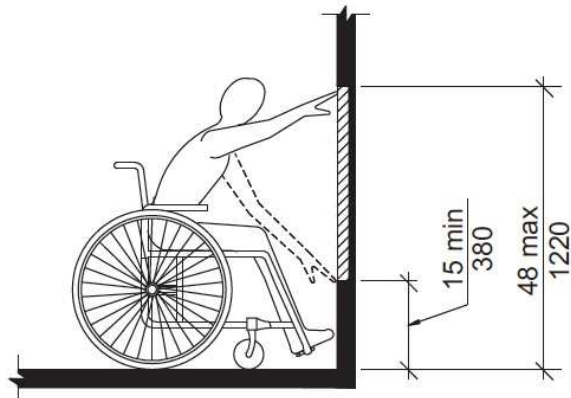
1991 ADAS Section: 4.2.5

As Built:

coat hangers high in store room 58.5"

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #35 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 36

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Main area, treasurer - room complies

Recommendation:

None

First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 37

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

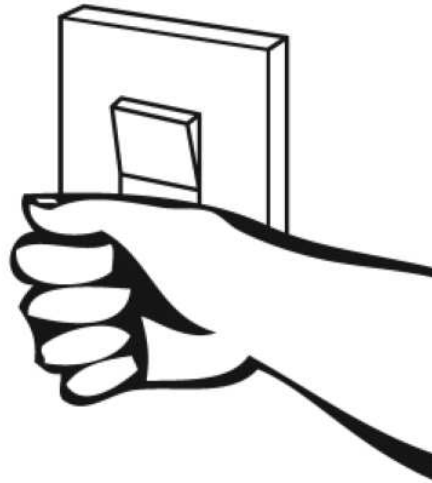
1991 ADAS Section: 4.27.4

As Built:

109c - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 38

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

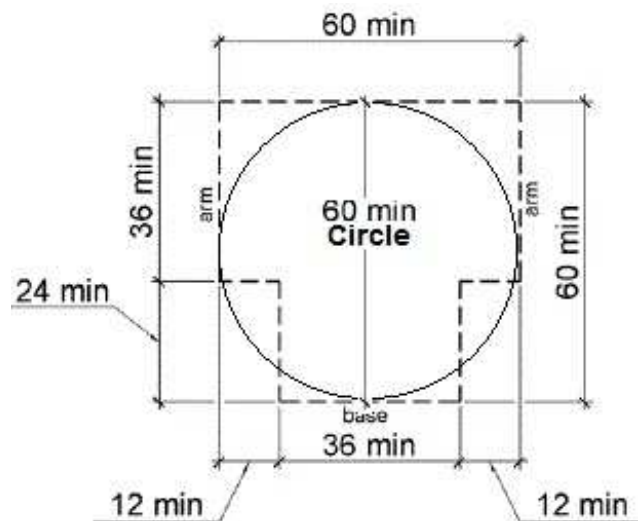
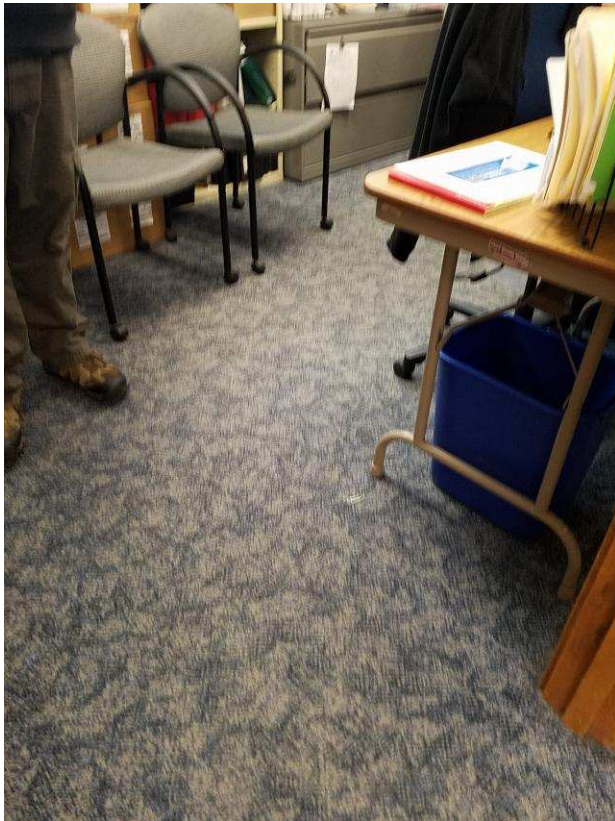
1991 ADAS Section: 4.2.3

As Built:

Deputy treasurer-
furniture prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 39

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

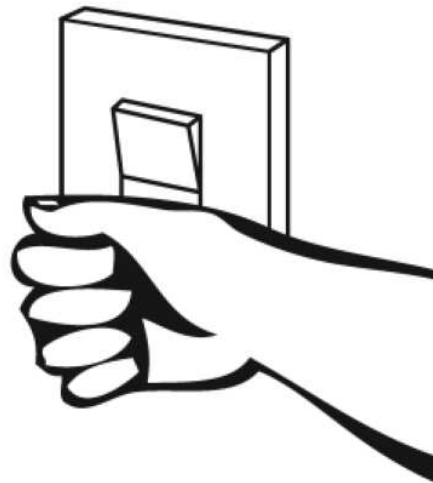
1991 ADAS Section: 4.27.4

As Built:

Deputy Dir -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 40

The light switch is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

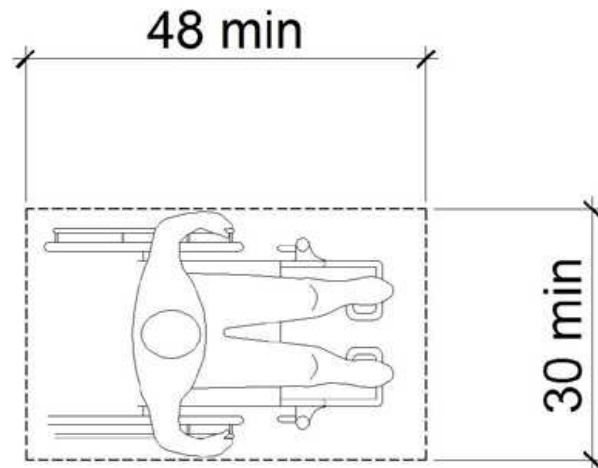
1991 ADAS Section: 4.2.4.1

As Built:

Co Treasurer - light switch

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 41

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

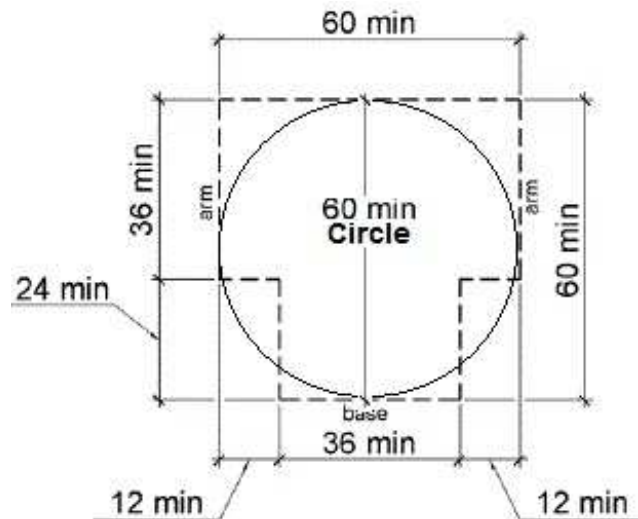
1991 ADAS Section: 4.2.3

As Built:

Co treasurer- furniture prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 42

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

John office - room complies

Recommendation:

None

First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 43

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

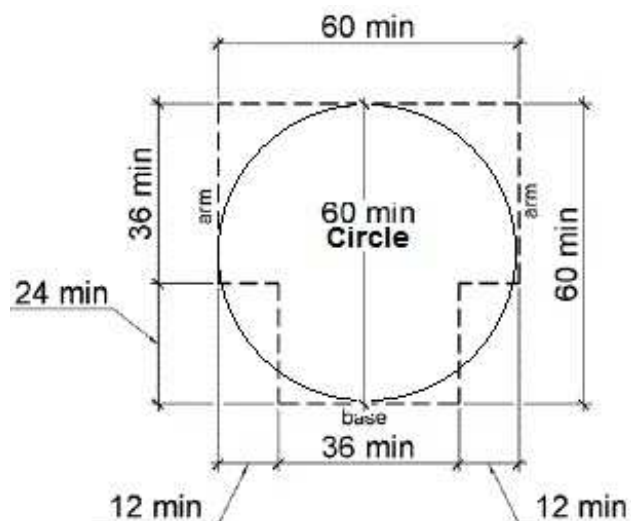
1991 ADAS Section: 4.2.3

As Built:

Dan office - furniture prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 44

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Citation:

2010 ADAS Section: 403.5.1

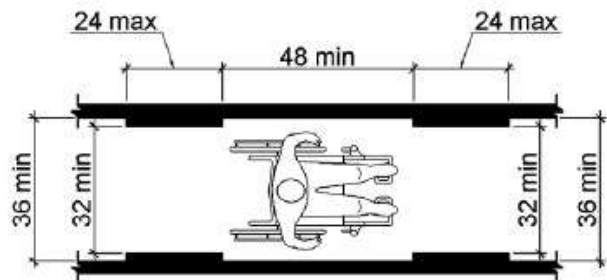
1991 ADAS Section: 4.3.3

As Built:

Dana office - 21.5" at desk

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #44 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 45

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

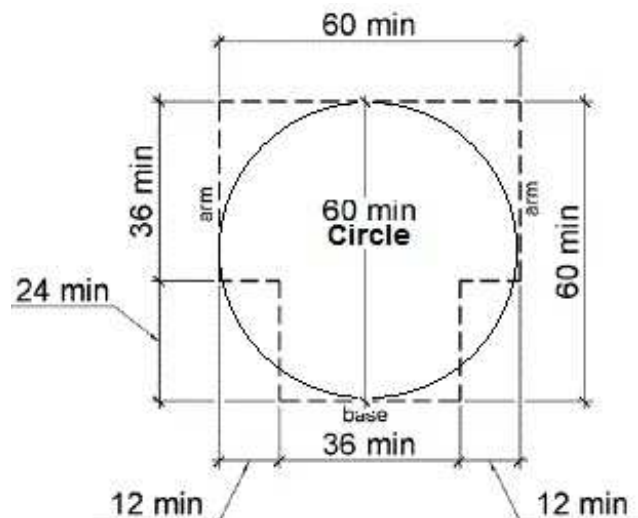
1991 ADAS Section: 4.2.3

As Built:

Dana office - furniture prohibits near door

Recommendation:

Relocate obstacles to create turning space in room



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 46

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

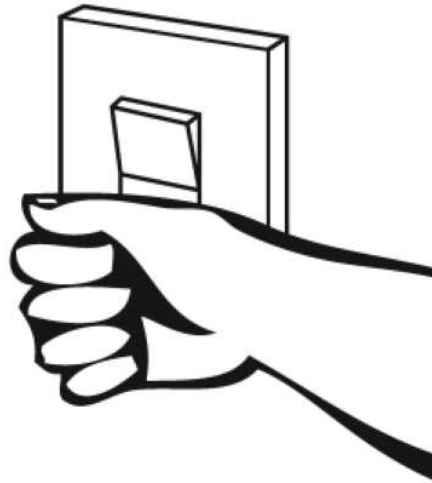
1991 ADAS Section: 4.27.4

As Built:

Adam office - -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 47

The counter projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

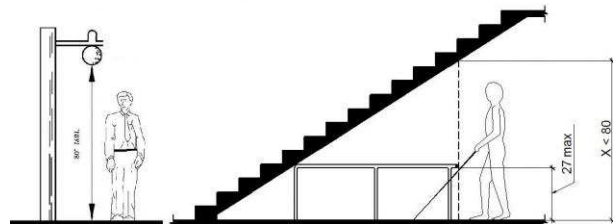
1991 ADAS Section: 4.4.1

As Built:

counter protrudes

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 48

The door is equipped with both a closer and a latch and there is no latch side clearance.

Landings for doors on the push side equipped with both a closer and latch must 48 inches minimum in depth. The width of the landing must be as wide as the door plus an additional 12 inches on the latch side. The landing must be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

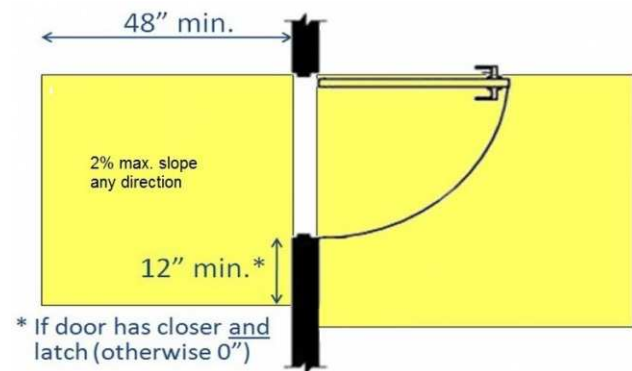
1991 ADAS Section: 4.13.6

As Built:

treasurer near exit -
garbage can 7.5 "

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors



Finding #48 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 49

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

treasurer storage 10
lbs push, cabinet on
pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 50

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

treasurer conference
room - room complies

Recommendation:

None



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 51

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

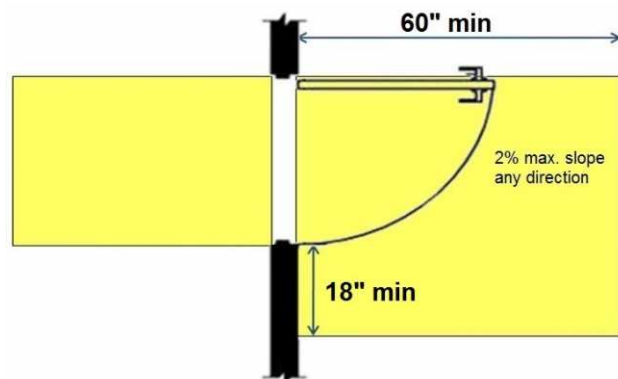
As Built:

deputy treasurer door
desk on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 52

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

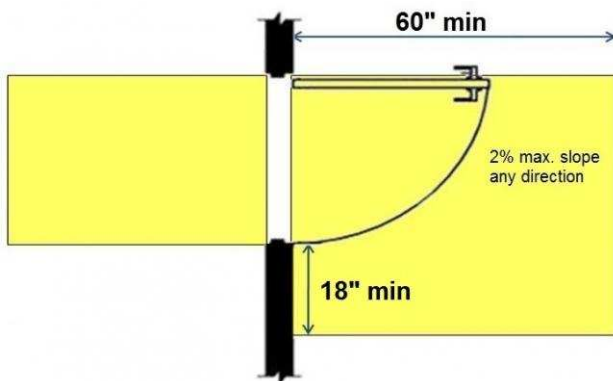
1991 ADAS Section: 4.13.6

As Built:

treasurer office,
cabinet on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 53

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

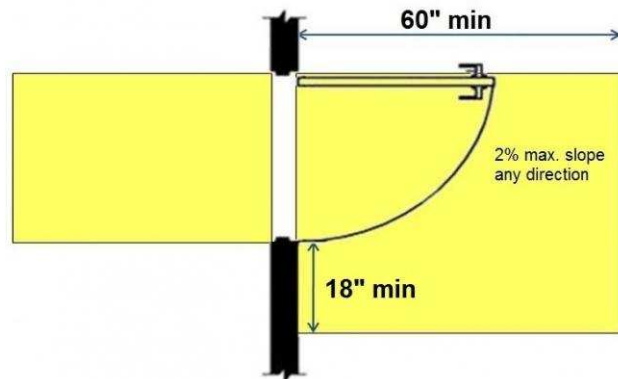
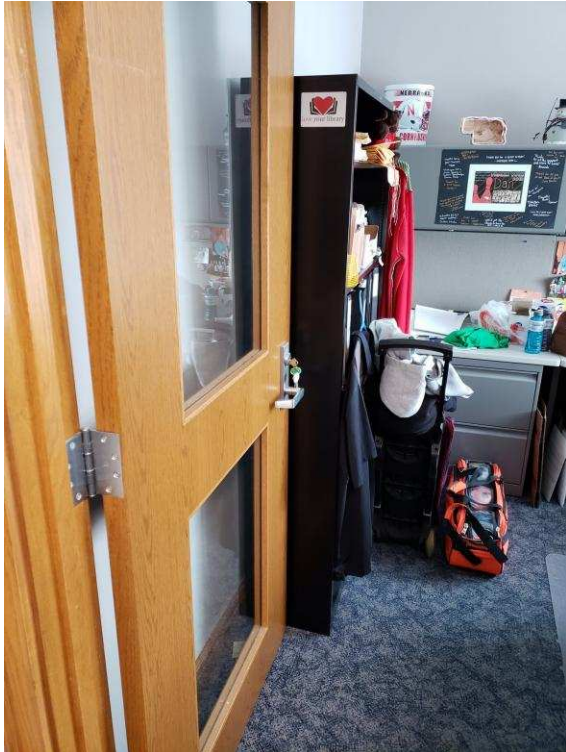
1991 ADAS Section: 4.13.6

As Built:

Dan's office desk and shelf on pull side

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #53 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 54

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

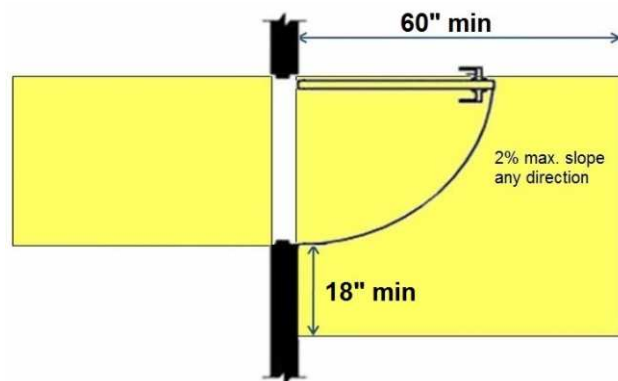
As Built:

John's office desk on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 55

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

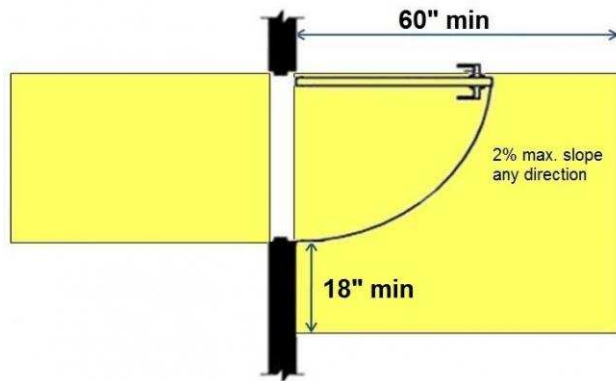
1991 ADAS Section: 4.13.6

As Built:

Dana's office desk on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 56

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Adam's office - door
complies

Recommendation:

None

First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 57

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

treasurer exit near
atrium, 11 lbs push
shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 58

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

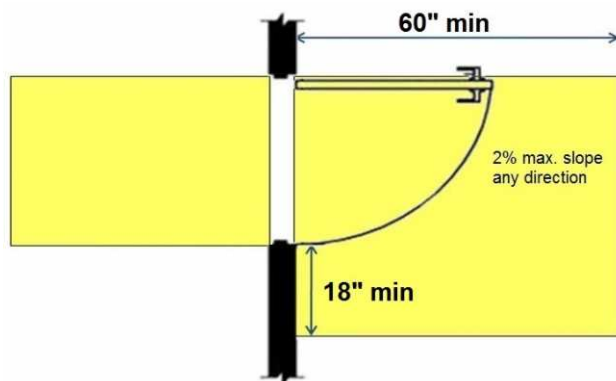
As Built:

IT next to treasurer,
shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #58 Additional Finding Photos



First Floor Treasurer

Lat/Long: [41.65076, -91.53426]

Finding: 59

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

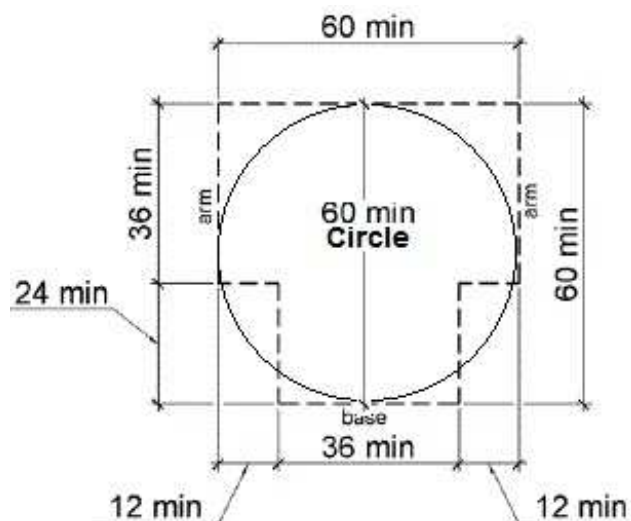
1991 ADAS Section: 4.2.3

As Built:

IT room next to treasurer, no turning space

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 60

The transaction counter is too high.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Knee and toe space must be provided for a forward approach. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

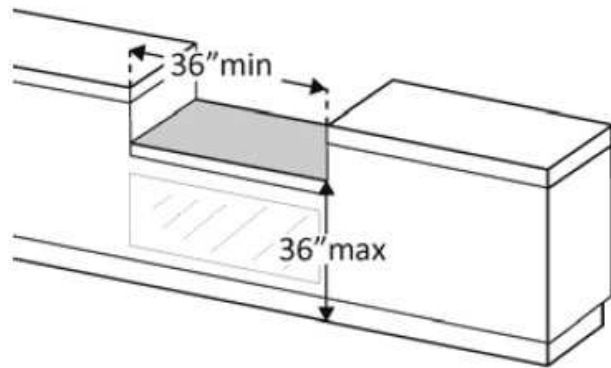
1991 ADAS Section: 7.2

As Built:

44.5" at auditor, lower counter closed

Recommendation:

Keep lowered counter open at all times that the general counter is open



Finding #60 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 61

The top of the sink is too high.

Sinks that are required to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2010 ADAS Section: 606.3

1991 ADAS Section: 4.24.2

As Built:

Office support - 35.5"
at sink

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #61 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 62

The first aid and soap is out of the reach range for a side approach because the obstruction is greater than 24 inches.

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. Where the reach depth exceeds 10 inches, and is 24 inches or less the high side reach shall be 46 inches maximum.

Citation:

2010 ADAS Section: 308.3.2

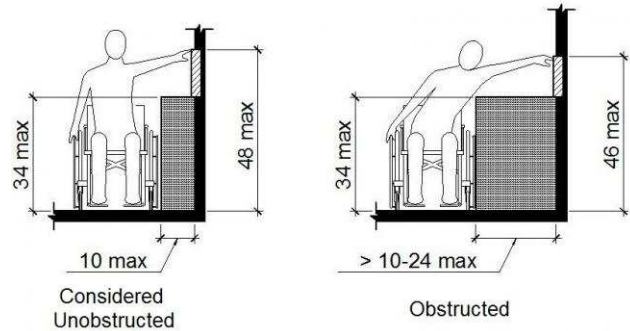
1991 ADAS Section: 4.2.6

As Built:

office support - first aid and soap high over counter

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 63

The hangers are not positioned correctly for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

Citation:

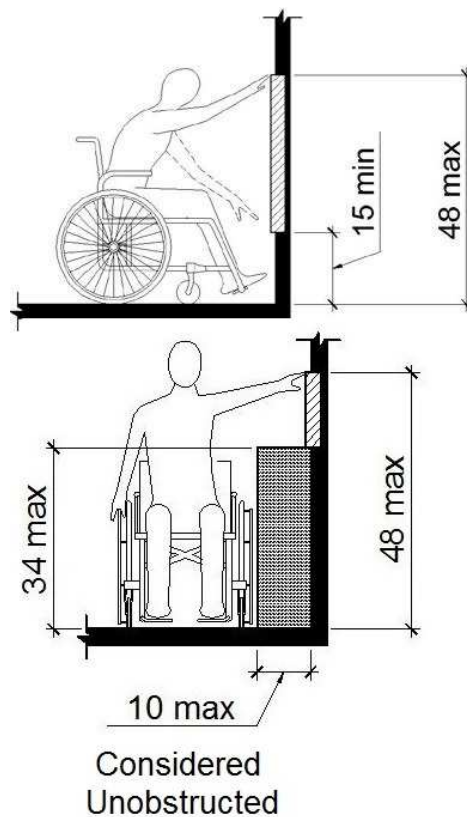
2010 ADAS Section: 308.2.1, 308.3.1

As Built:

Office support -
hangers at 59"

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #63 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 64

The lock boxes are not accessible because there is not adequate clear floor space for an approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

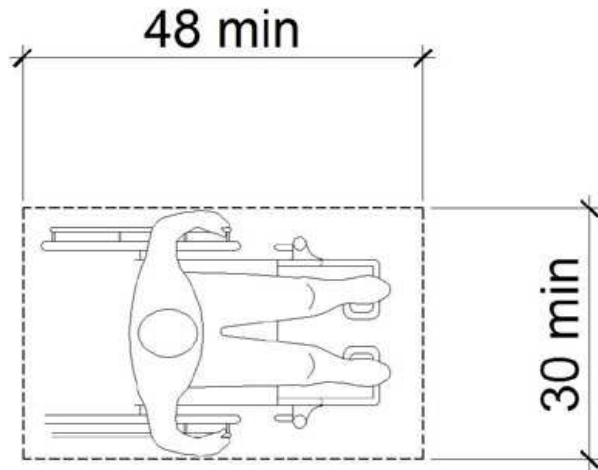
1991 ADAS Section: 4.2.4.1

As Built:

Main room - lock boxes lack CFS and high

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 65

The zone knobs are not accessible because they require tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

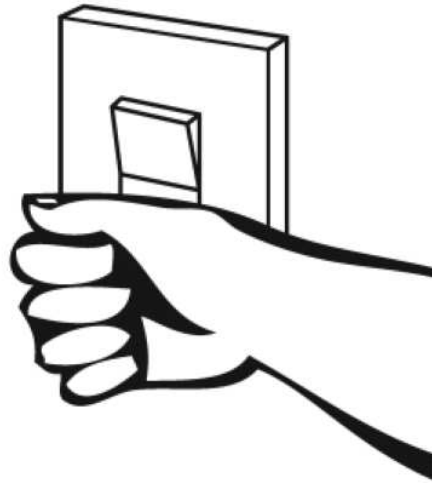
1991 ADAS Section: 4.27.4

As Built:

main room - zone
knobs

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 66

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

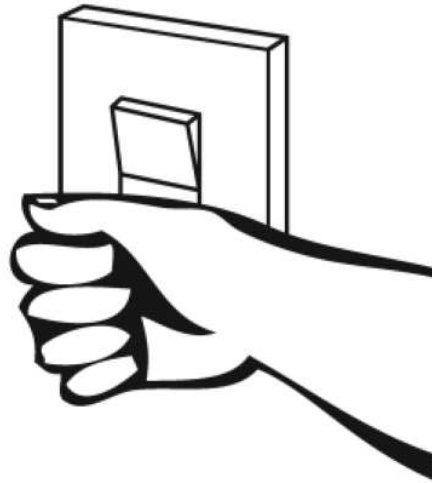
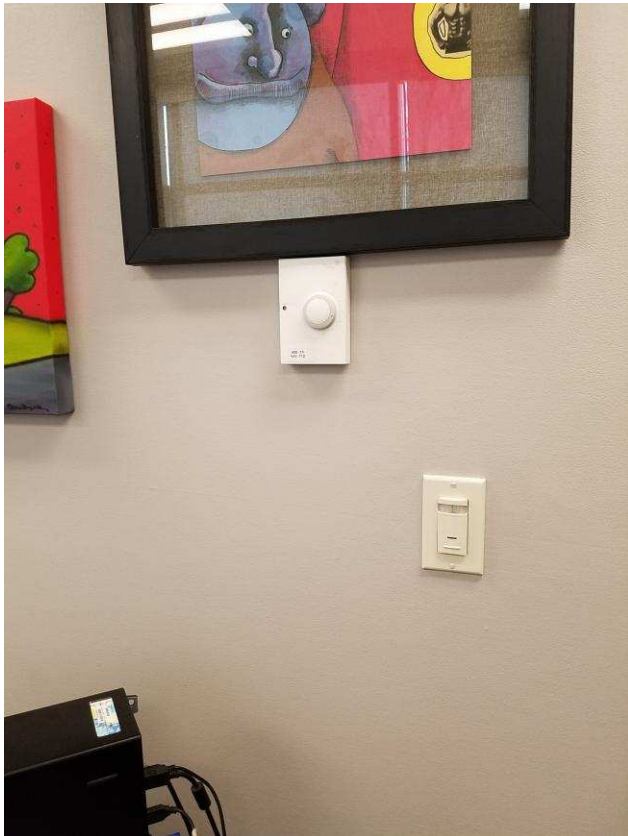
1991 ADAS Section: 4.27.4

As Built:

Travis - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 67

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

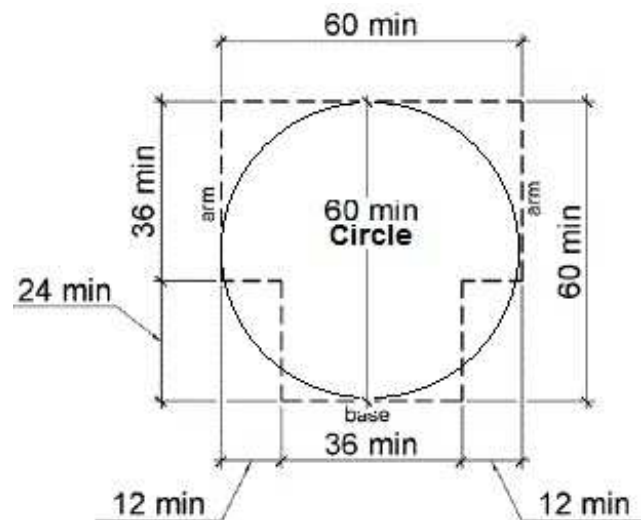
1991 ADAS Section: 4.2.3

As Built:

Travis - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 68

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

ballot room - counter
on pull, 8#

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 69

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

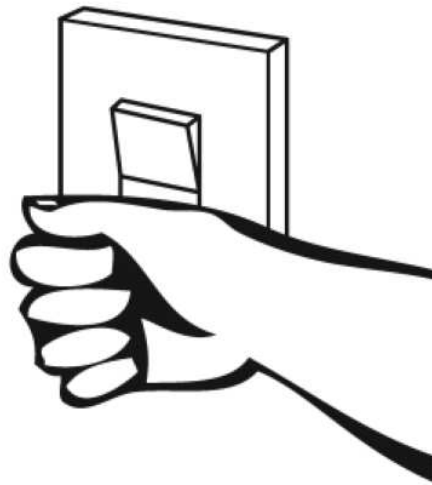
1991 ADAS Section: 4.27.4

As Built:

Ballot room -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 70

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

back room exit
blocked

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 71

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Back room - room complies

Recommendation:

None

First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 72

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

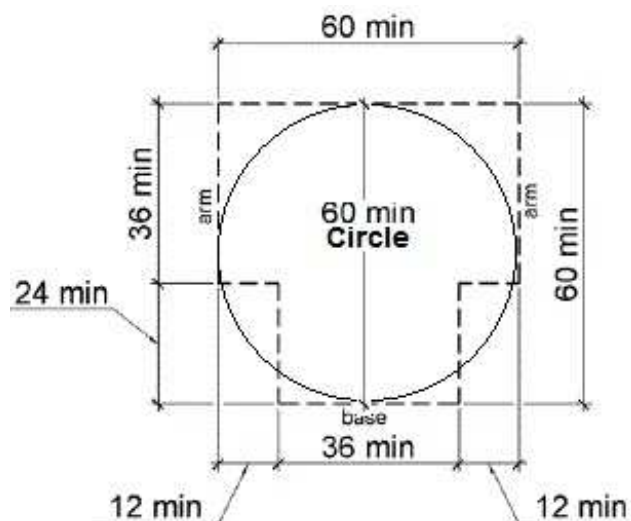
1991 ADAS Section: 4.2.3

As Built:

storage in back room -
too small

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 73

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

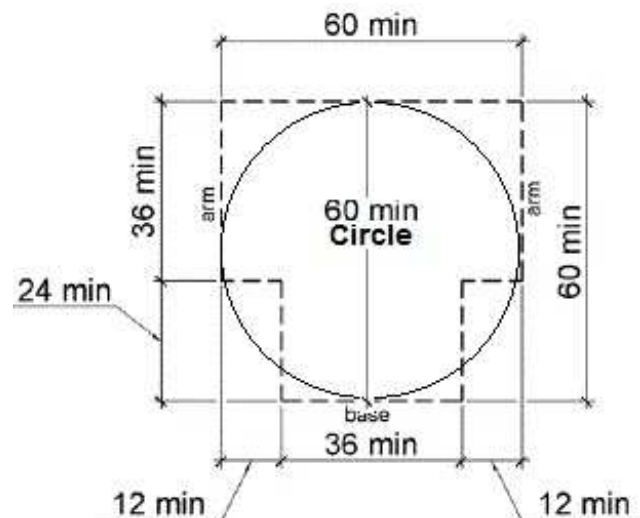
1991 ADAS Section: 4.2.3

As Built:

cave - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in cave



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 74

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

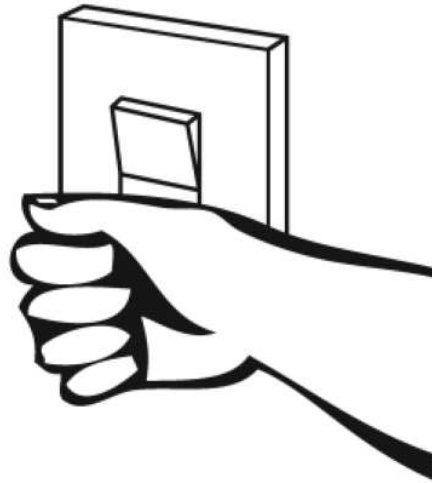
1991 ADAS Section: 4.27.4

As Built:

Cave - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 75

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

office supplies. 16 lbs
push. shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 76

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

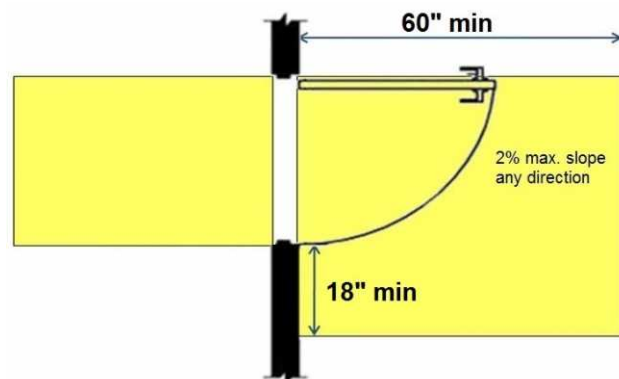
As Built:

auditor to office
supplies printer on
pull, shelf on push

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #76 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 77

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

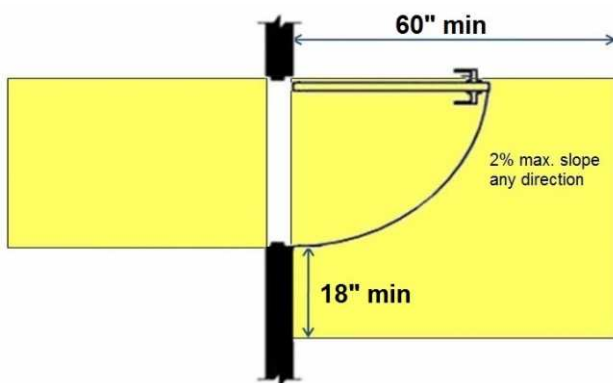
As Built:

auditor exit to atrium
shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #77 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 78

The landing at the door is obstructed.

Landings for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the landing must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

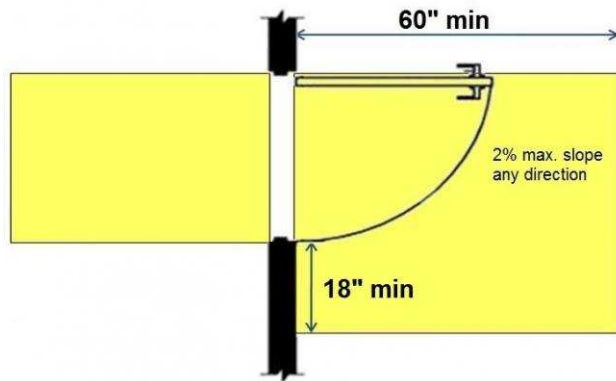
1991 ADAS Section: 4.13.6

As Built:

travis office table on
chairs on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 79

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

door to exit - door
complies

Recommendation:

None



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 80

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

auditor exterior exit
22lbs push

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 81

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

back room door - 11
lbs push, shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Finding #81 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 82

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

storage door - 74" tall,
storage on pull
preventing full open

Recommendation:

For all doors along the public circulation route, replace doors with doors having 80" overhead clearance and 32" clear width; remove storage to allow for full open



Finding #82 Additional Finding Photos



First Floor Auditor

Lat/Long: [41.65076, -91.53426]

Finding: 83

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

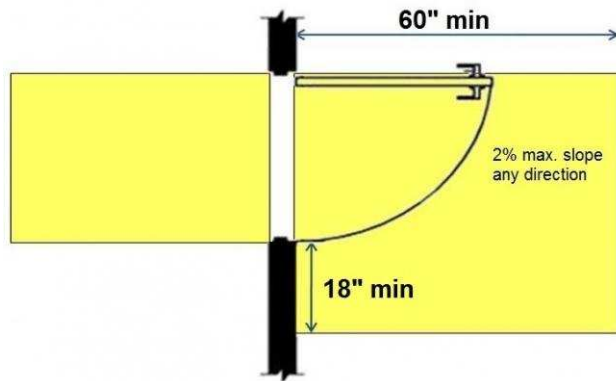
1991 ADAS Section: 4.13.6

As Built:

The Cave - storage on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor HR

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 84

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

reception - room complies

Recommendation:

None

First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 85

The hook is too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum to the finished floor.

Citation:

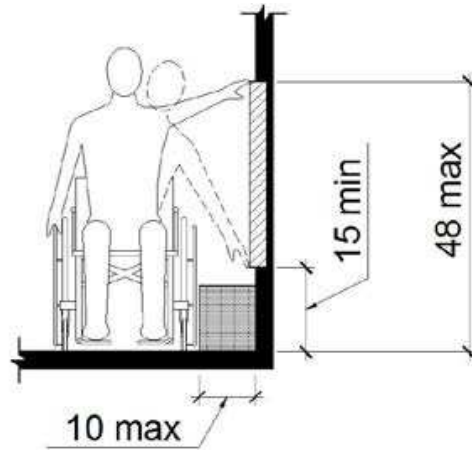
2010 ADAS Section: 308.3.1

As Built:

Camie office - hook at 69"

Recommendation:

Lower operating mechanisms to max 48" aff to highest operable part; leave as is if employee only operated



Finding #85 Additional Finding Photos



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 86

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

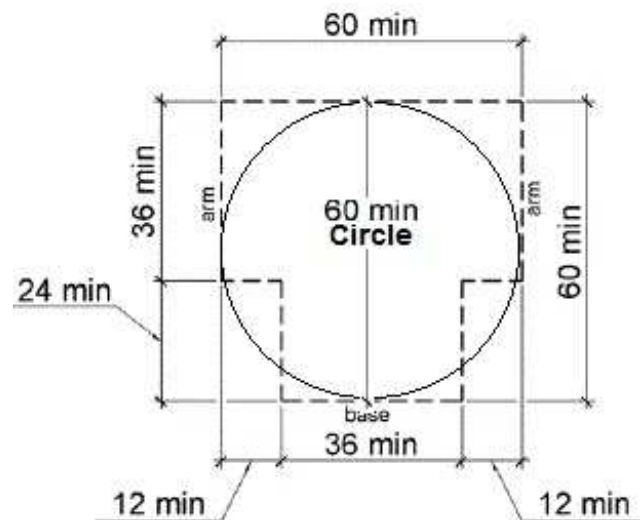
1991 ADAS Section: 4.2.3

As Built:

Lira office - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 87

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

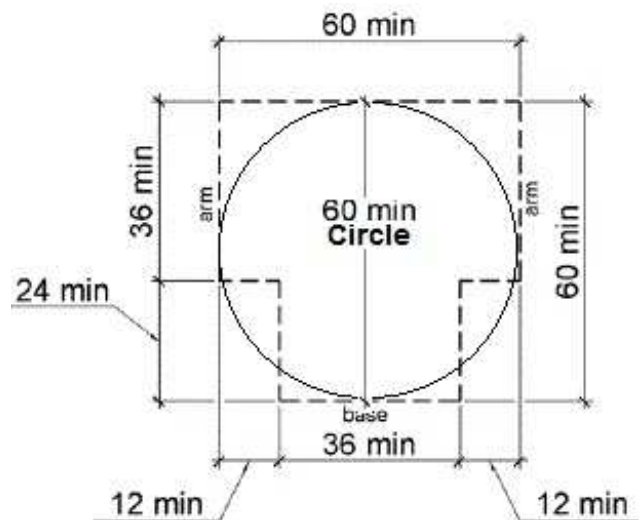
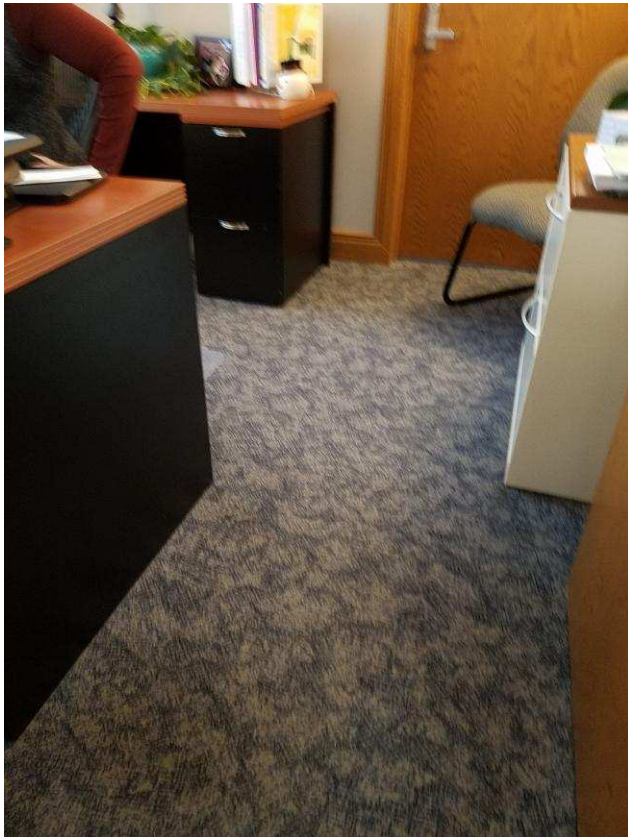
1991 ADAS Section: 4.2.3

As Built:

DJ office - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 88

The thermostat is not accessible because there is not adequate clear floor space for an approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

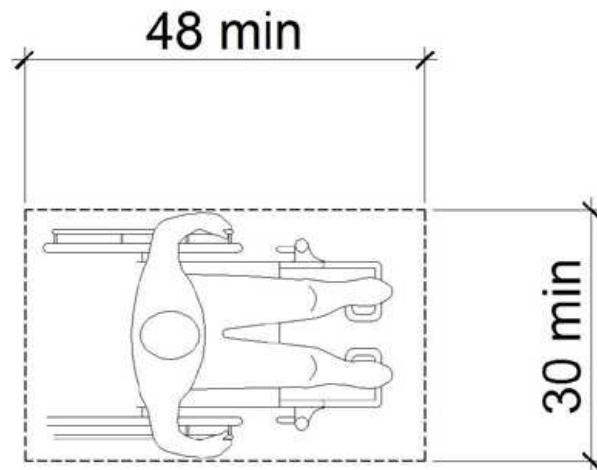
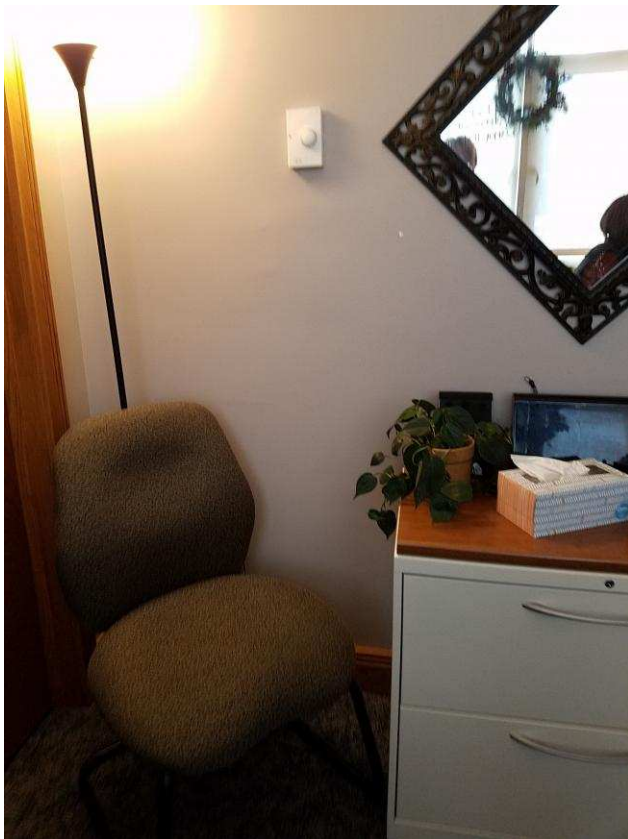
1991 ADAS Section: 4.2.4.1

As Built:

DJ office - thermostat
high and obstructed

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 89

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Citation:

2010 ADAS Section: 403.5.1

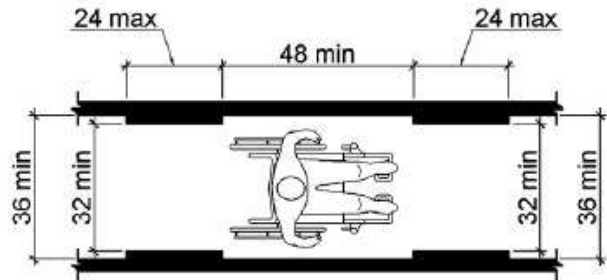
1991 ADAS Section: 4.3.3

As Built:

HR storage - 28" wide at door due to cabinet

Recommendation:

Widen AR to compliant 36" clear width



Finding #89 Additional Finding Photos



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 90

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

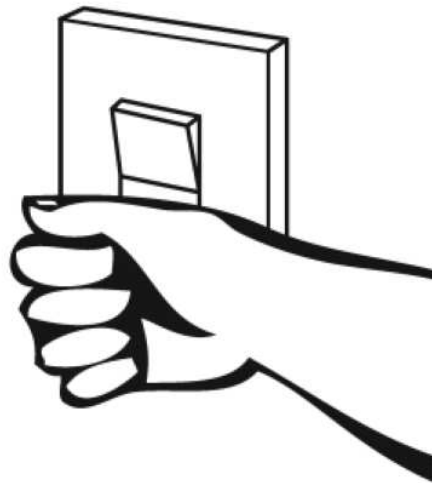
1991 ADAS Section: 4.27.4

As Built:

Betty Sass -
thermostat is knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 91

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

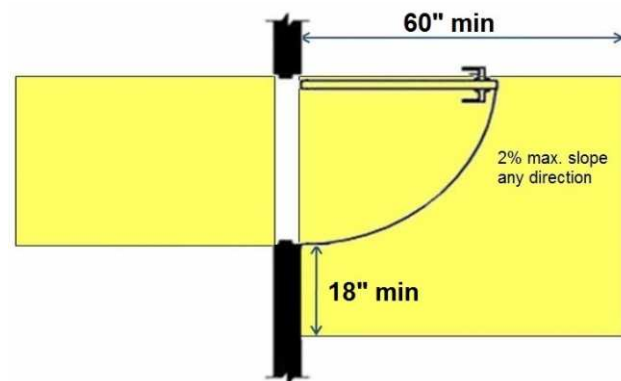
As Built:

desk on pull side

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 92

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Camie and Lora offices
- doors comply

Recommendation:

None

First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 93

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

DJ office - window at
45", desk on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #93 Additional Finding Photos



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 94

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

Storage room -
window at 45", storage
on push and pull side

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #94 Additional Finding Photos



First Floor HR

Lat/Long: [41.65076, -91.53426]

Finding: 95

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Betty Sass - room
complies

Recommendation:

None



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 96

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

elevator storage room
- door complies

Recommendation:

None

First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 97

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Interior doors are to be maintained at 5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

elevator mechanical
room, locked

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 98

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

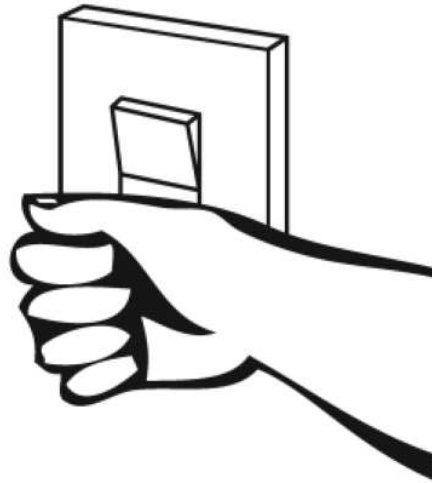
1991 ADAS Section: 4.27.4

As Built:

thermostat knob in
mechanical storage

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 99

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Citation:

2010 ADAS Section: 403.5.1

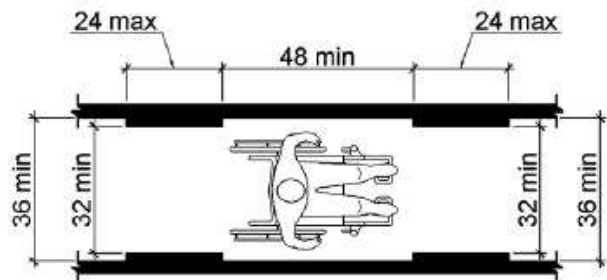
1991 ADAS Section: 4.3.3

As Built:

Maint. office - lacks to shelves due to storage

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 100

The panels and shut off switch are positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Citation:

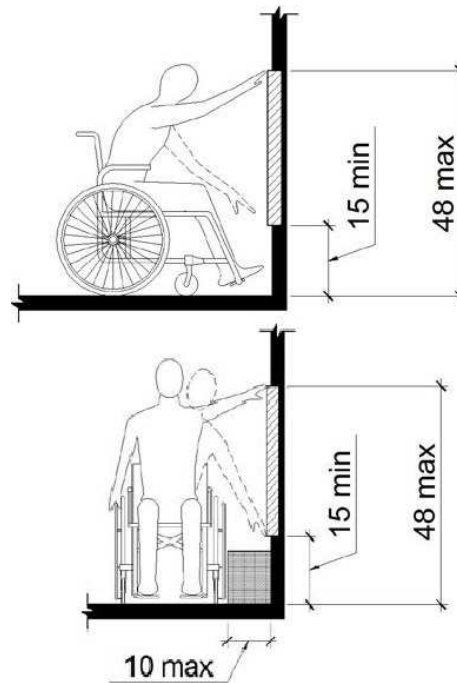
2010 ADAS Section: 308.1

As Built:

Mechanical - heat time panels, shut off switches high

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #100 Additional Finding Photos



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 101

Several items are not accessible because there is not adequate clear floor space for an approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

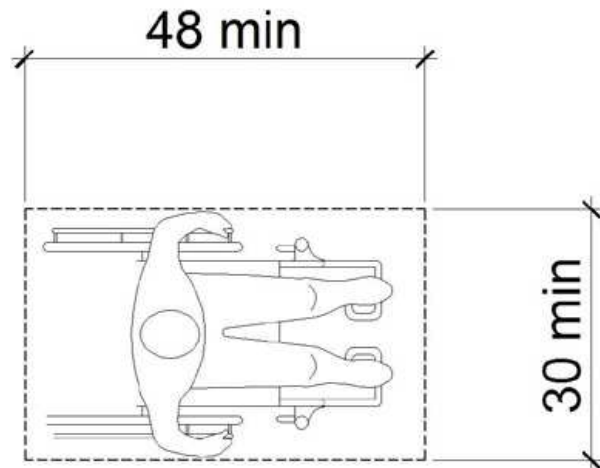
1991 ADAS Section: 4.2.4.1

As Built:

large mechanical - fire extinguisher, light switch, paper towels, panels

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #101 Additional Finding Photos



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 102

The box projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

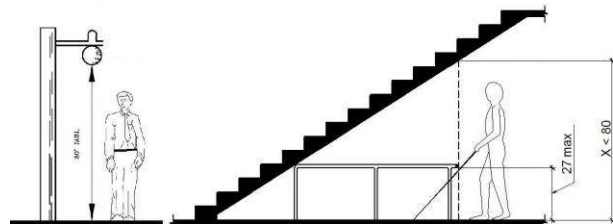
1991 ADAS Section: 4.4.1

As Built:

large mechanical - box
on wall

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 103

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

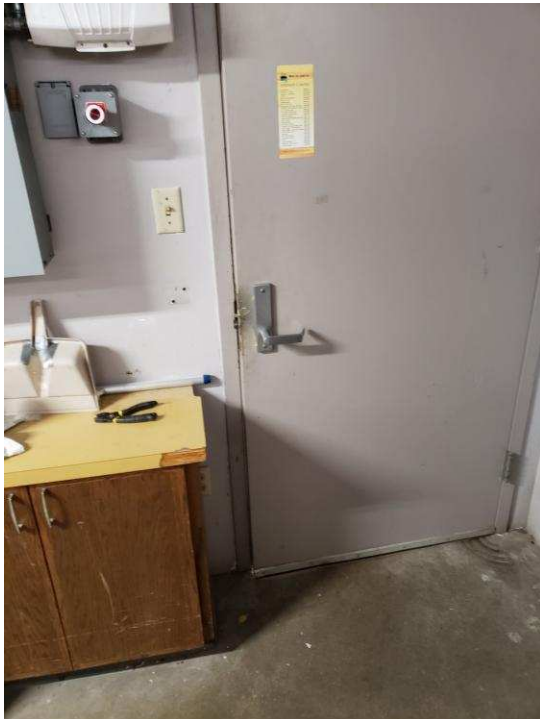
As Built:

Maint office from
treasurer - 11 lbs push,
shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 104

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 7 inches from the latch, measured to the leading edge of the door.

Citation:

2010 ADAS Section: 404.2.3, 404.2.4, 404.2.11,
404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

elevator mechanical -
fast close, 11lbs push,
lockers in clearance

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



First Floor Mechanical

Lat/Long: [41.65076, -91.53426]

Finding: 105

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

mechanical exit 25 lbs

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 106

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

M RR - Sign complies

Recommendation:

None

First Floor Men's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 107

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

MRR - sink complies

Recommendation:

None

First Floor Men's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 108

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

M RR - mirror complies

Recommendation:

None

First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 109

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

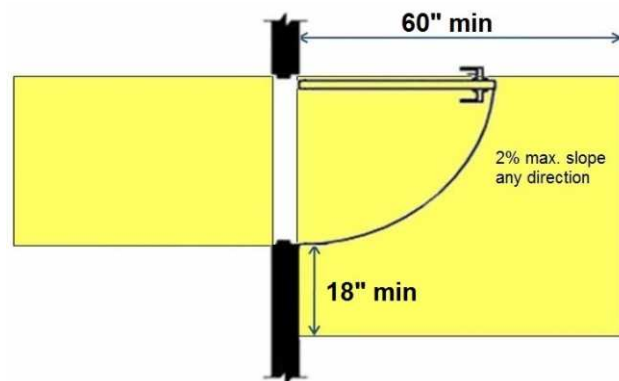
As Built:

M RR - , garbage and shelf on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #109 Additional Finding Photos



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 110

The hand dryer and shelf project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

1991 ADAS Section: 4.4.1

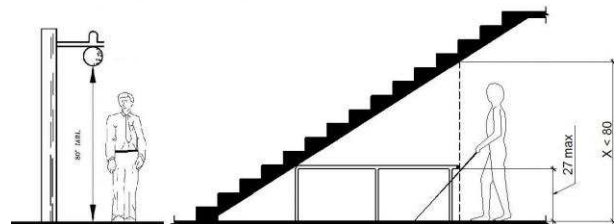
As Built:

Hand dryer and shelf
protrude

Recommendation:

Relocate protruding objects or place cane detectable warning or bollard at foot of item

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #110 Additional Finding Photos



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 111

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

Citation:

2010 ADAS Section: 308.2.1

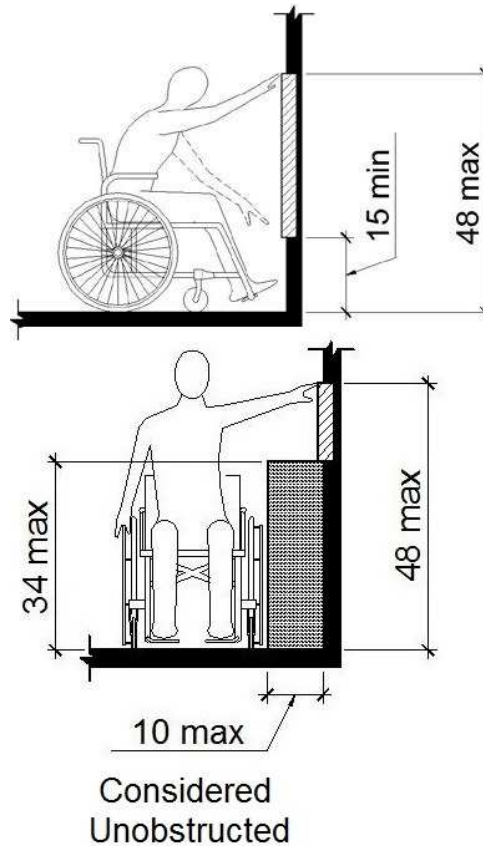
1991 ADAS Section: 4.2.5

As Built:

hook in stall 65.5"

Recommendation:

Remount the coat hook to be in reach range of 15" min to 48" max above the finished floor.



Finding #111 Additional Finding Photos



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 112

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

Citation:

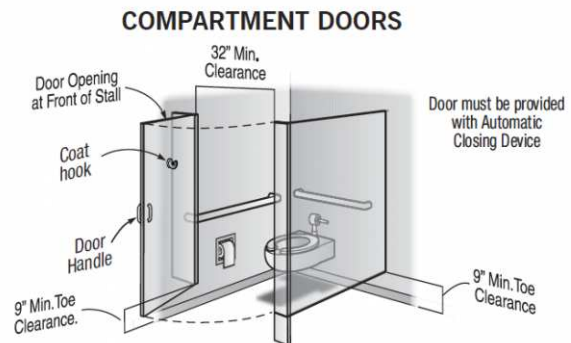
2010 ADAS Section: 604.8.1.2

As Built:

fails to self close, no exterior hardware

Recommendation:

Adjust stall door to be self-closing and install exterior hardware that is operable without a tight pinch or grasp



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 113

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

10 lbs

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 114

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2010 ADAS Section: 604.4

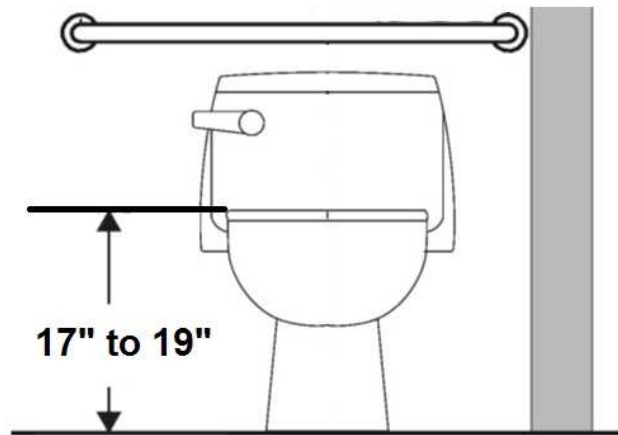
1991 ADAS Section: 4.16.3

As Built:

21"

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #114 Additional Finding Photos



First Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 115

The side grab bar does not extend far enough from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2010 ADAS Section: 604.5.1

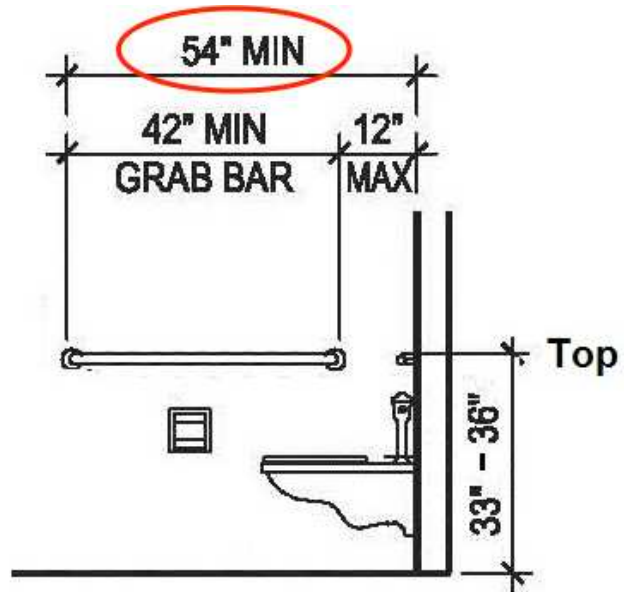
1991 ADAS Section: 4.17.6

As Built:

extends to 50", bar is 42"

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #115 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 116

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

W RR - 7# push,
garbage and shelf on
pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 117

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

W RR - Sign complies

Recommendation:

None

First Floor Women's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 118

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

WRR - sink complies

Recommendation:

None

First Floor Women's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 119

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

**W RR - mirror
complies**

Recommendation:

None

First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 120

The dryer, shelf and dispenser project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

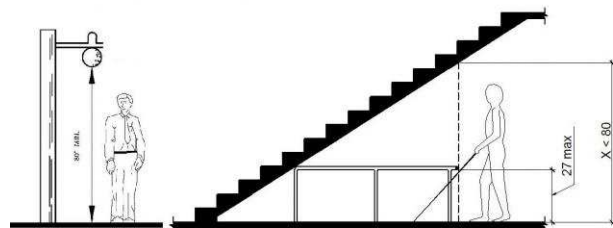
1991 ADAS Section: 4.4.1

As Built:

Hand dryer, shelf and
tampon dispenser
protrude

Recommendation:

Relocate protruding objects or place cane detectable warning or bollard at foot of item



Finding #120 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 121

The baby changer is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

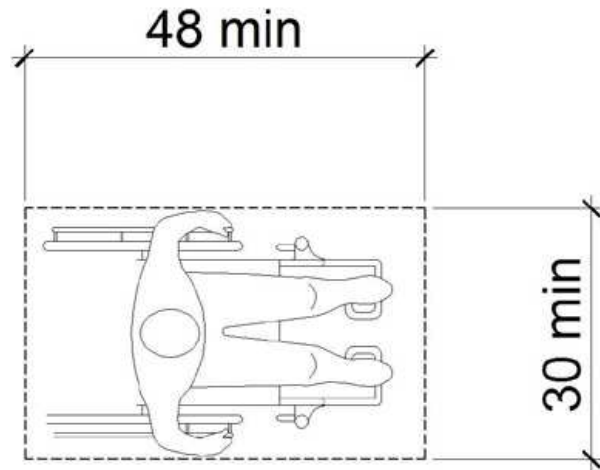
1991 ADAS Section: 4.2.4.1

As Built:

baby changer behind stall door

Recommendation:

Provide required 30" by 48" CFS at operable parts



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 122

The toilet is not located within the range allowed from the side wall or partition.

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

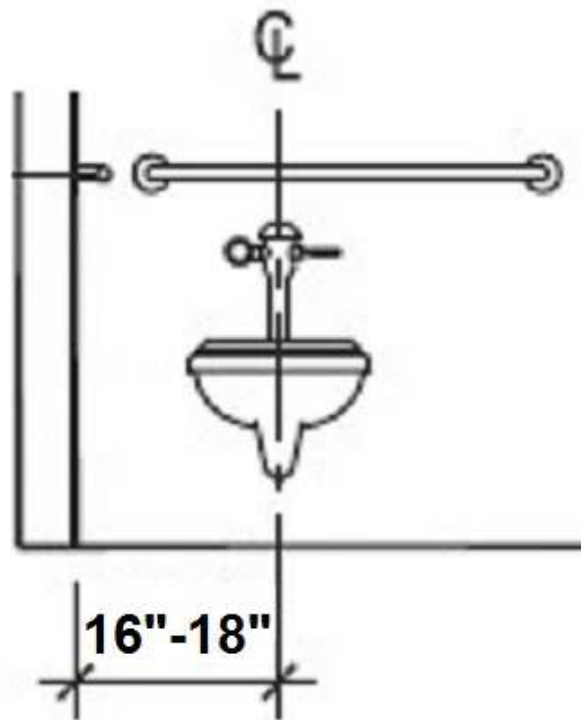
2010 ADAS Section: 604.2

As Built:

18.5" to centerline

Recommendation:

Center line of toilet is 18.5" from wall, should not exceed 18", leave as is citing construction tolerance



Finding #122 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 123

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2010 ADAS Section: 604.5.1

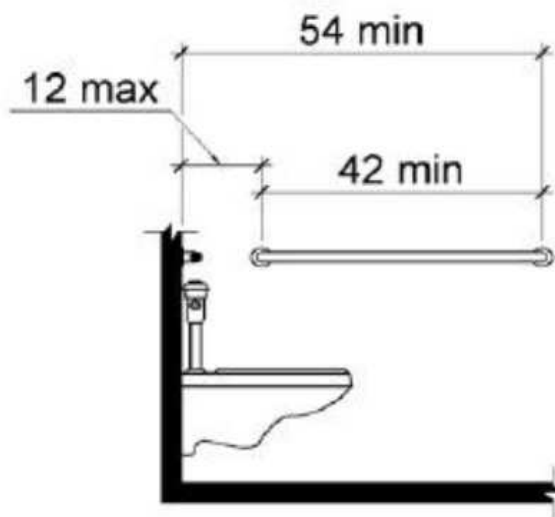
1991 ADAS Section: 4.16.4

As Built:

8" from rear, 50" to far end

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #123 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 124

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2010 ADAS Section: 604.5.2

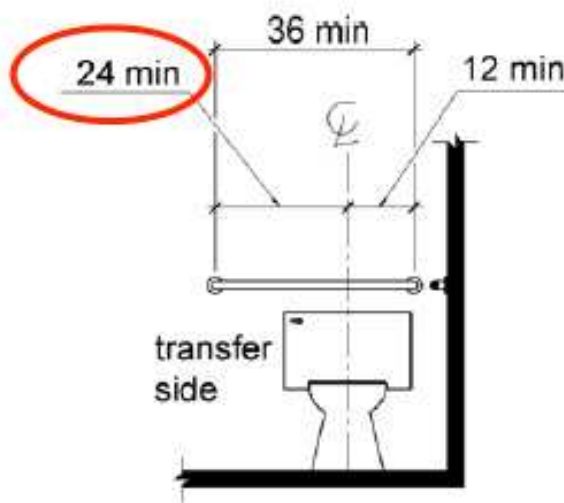
1991 ADAS Section: 4.16.4

As Built:

10.5" to centerline on wall side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #124 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 125

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

Citation:

2010 ADAS Section: 308.2.1

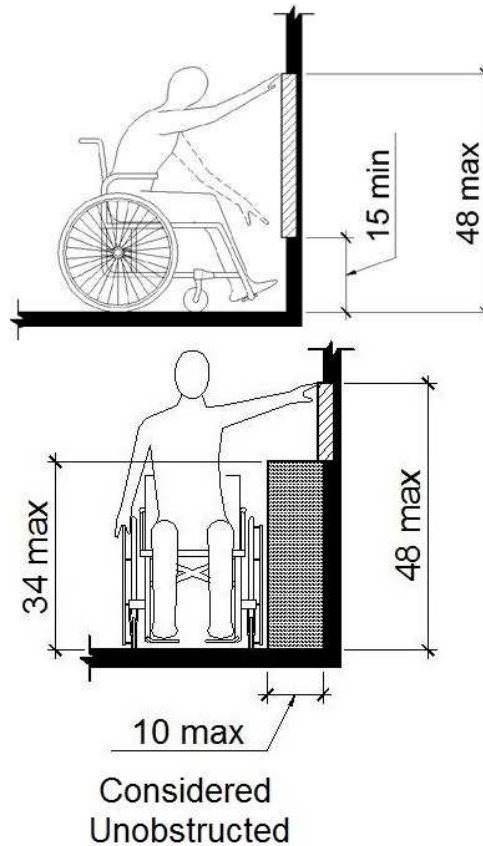
1991 ADAS Section: 4.2.5

As Built:

hook in stall 66.5"

Recommendation:

Remount the coat hook to be in reach range of 15" min to 48" max above the finished floor.



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 126

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

Citation:

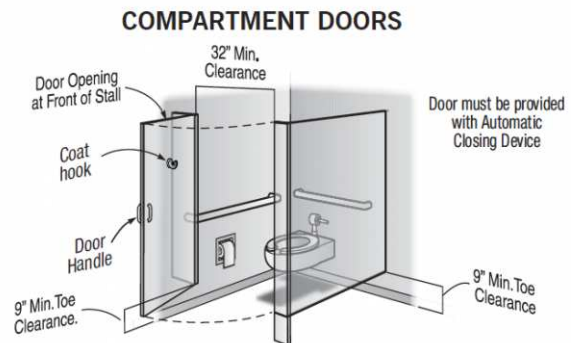
2010 ADAS Section: 604.8.1.2

As Built:

fails to self close, no exterior hardware

Recommendation:

Adjust stall door to be self-closing and install exterior hardware that is operable without a tight pinch or grasp



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 127

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

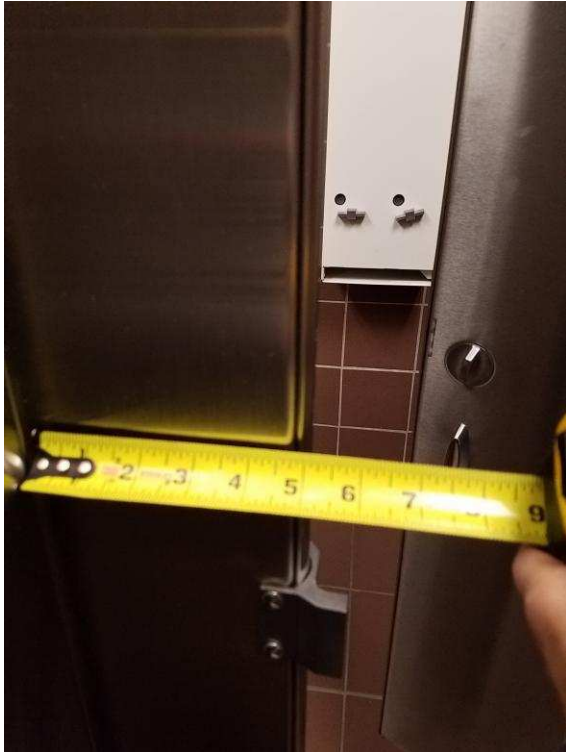
2010 ADAS Section: 604.8.1.2

As Built:

5" to adjacent wall

Recommendation:

Rehang stall door to be max 4" from adjacent stall partition and on the stall wall farthest from the toilet



Finding #127 Additional Finding Photos



First Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 128

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

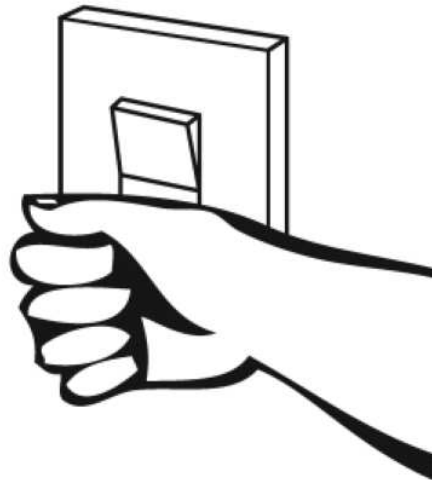
1991 ADAS Section: 4.27.4

As Built:

thermostat knob and high at 59.5"

Recommendation:

Replace thermostat with an operable part usable without a tight pinch or grasp



Finding #128 Additional Finding Photos



Mezzanine

Lat/Long: [41.65076, -91.53426]

Finding: 129

There is no accessible route between the first floor and the mechanical mezzanine

An accessible route of travel must connect all elements and spaces within a building or facility.

Citation:

2010 ADAS Section: 206.2.4

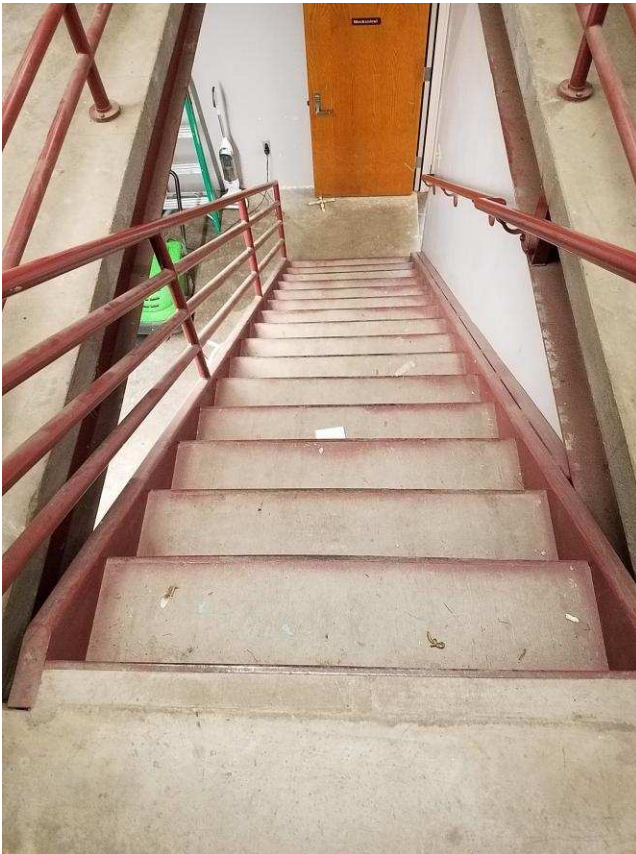
1991 ADAS Section: 4.1.3

As Built:

stairs only to
mechanical mezz

Recommendation:

No AR to mezzanine level employee area, leave as is, and reassign duties if an employee with disabilities requires access here



Finding #129 Additional Finding Photos



Mezzanine

Lat/Long: [41.65076, -91.53426]

Finding: 130

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 7 inches from the latch, measured to the leading edge of the door.

Citation:

2010 ADAS Section: 404.2.3, 404.2.4, 404.2.11,
404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

mezzanine - door 11
lbs push, fast closer

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 131

The landing at the top of the ramp has a slope greater than 2%.

Top landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of less than 2% in any direction.

Citation:

2010 ADAS Section: 405.7.1, 405.7.1 Exception

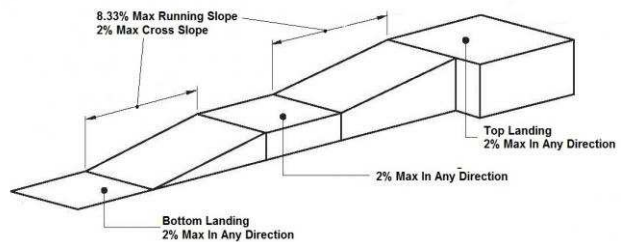
1991 ADAS Section: 4.8.4

As Built:

top slope 3.1%

Recommendation:

Correct ramp landing slope to max 2.08%



Finding #131 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 132

The ramps slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2010 ADAS Section: 405.2

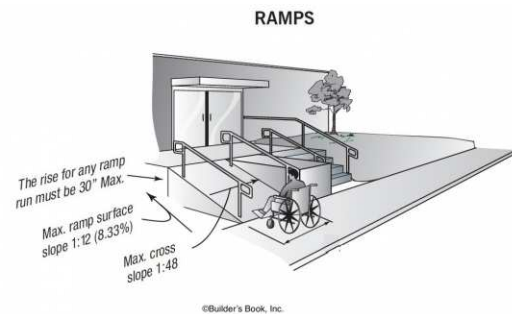
1991 ADAS Section: 4.8.2

As Built:

8.9% near bottom

Recommendation:

Correct slope of ramp to max 8.33%



Finding #132 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 133

Element meets all standards and requirements

Citation:

2010 ADAS Section: 904.4.1

As Built:

recorder - service
counter complies

Recommendation:

None

Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 134

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

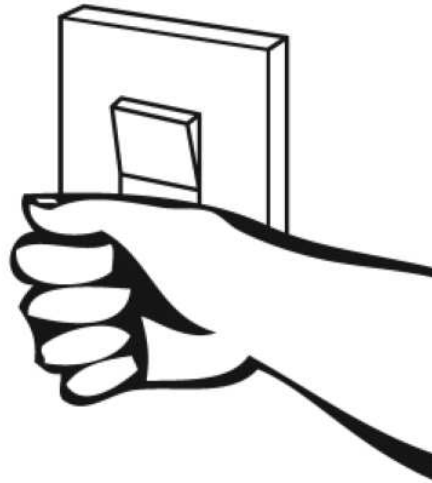
1991 ADAS Section: 4.27.4

As Built:

Thermostat near
mechanical - 59.5"
reach, knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #134 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 135

The stair risers are not uniform in height.

Stair treads shall be no less than 11 inches deep, measured from riser to riser. Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

Citation:

2010 ADAS Section: 504.2

1991 ADAS Section: 4.9.2

As Built:

Back stair - 7.5" - 7"

Recommendation:

Correct riser heights on stairs to consistent height between 4" to 7", leave as is if technically infeasible



Finding #135 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 136

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

Citation:

2010 ADAS Section: 505.4

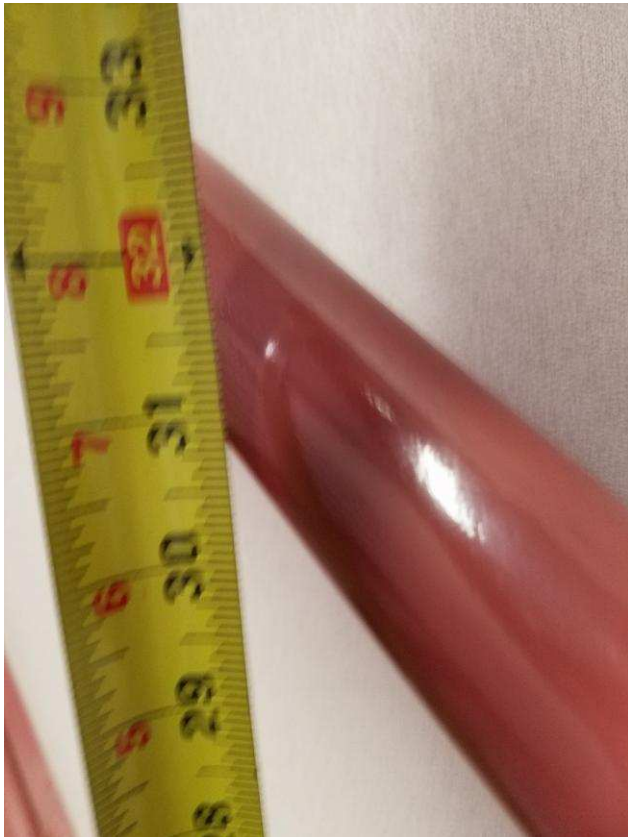
1991 ADAS Section: 4.9.4

As Built:

32"

Recommendation:

Replace or remount handrails on both sides of stairway to be mounted 34" to 38" aff, with top and bottom extensions 12" minimum. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall.



Finding #136 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 137

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2010 ADAS Section: 211.3

As Built:

low bowl only

Recommendation:

Replace or add one fountain to provide 50/50 split between hi and lo bowl fountains



Second Floor IAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 138

The elevator audible signal is missing and/or non compliant.

An audible signal shall sound once for the "up" direction and twice for the "down" direction or shall have verbal annunciators that say "up" or "down."

Citation:

2010 ADAS Section: 407.2.2.2

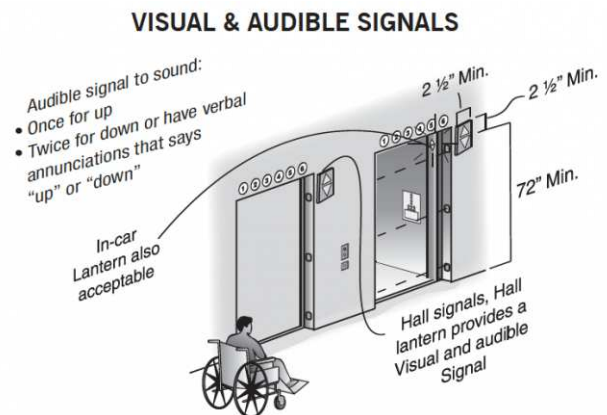
1991 ADAS Section: 4.10.4

As Built:

lacks audible signal or verbal annunciators

Recommendation:

Program elevator car audible signals to chime once for up and twice for down, or replace audible chimes with verbal annunciators



Second Floor IAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 139

The car control buttons are not identified by raised characters and Braille.

Control buttons shall be identified by raised characters and Braille.

Citation:

2010 ADAS Section: 407.4.7.1.1

As Built:

car buttons lack raised lettering and Braille

Recommendation:

Replace car control buttons with ones identified with raised lettering and Braille



407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

Second Floor IAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 140

The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, are not identified with tactile symbols

Citation:

2010 ADAS Section: 407.4.7.1.3

As Built:

select car control buttons lack tactile symbols

Recommendation:

Replace control buttons for the emergency stop, alarm, door open, door close, main entry floor, and phone, are not identified with tactile symbols



407.4.7.1.3 Elevator Control Button Identification		
Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells

Second Floor IAR

Lat/Long: [41.6507554, -91.5342542]

Finding: 141

The elevator in car audible car position indicator signal is missing.

Audible and visible car position indicators shall be provided in elevator cars.

Citation:

2010 ADAS Section: 407.4.8

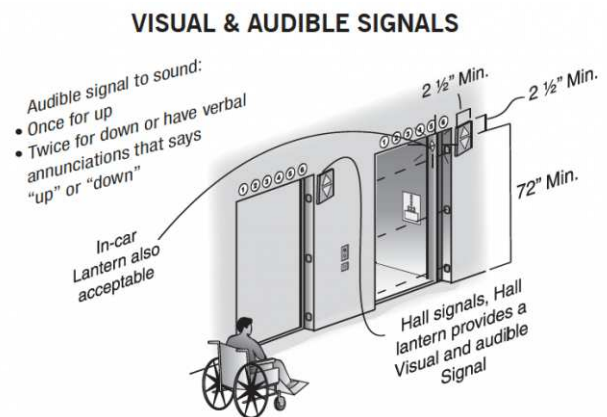
1991 ADAS Section: 4.10.4

As Built:

lacks audible car
position indicators

Recommendation:

Provide audible and visible car position indicators in elevator car.



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 142

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**auto door to skywalk
compliant**

Recommendation:

None



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 143

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

Manual door to
skywalk -16 lbs push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 144

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

stair door across from
break room - 11lbs
push, window at 49",
stairs on pull

Recommendation:

Leave as is, stairs on pull side of door; infeasible to correct

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff

Finding #144 Continued



Finding #144 Additional Finding Photos



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 145

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

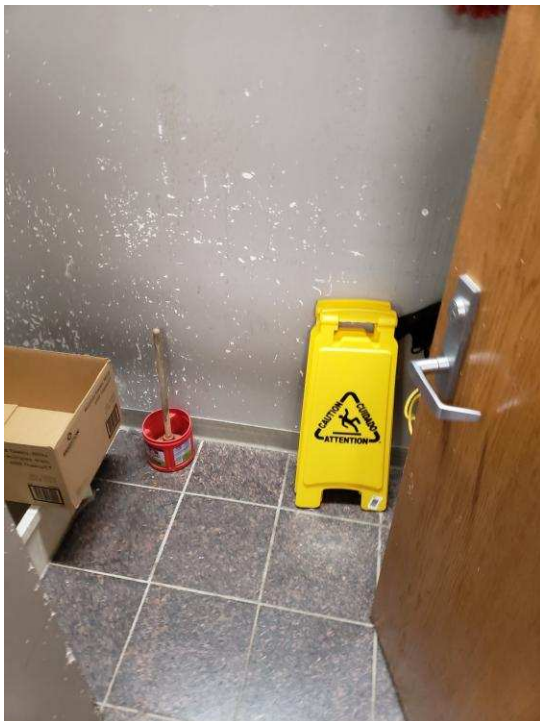
As Built:

janitor closet - 11 lbs
push, storage on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Second Floor IAR

Lat/Long: [41.65076, -91.53426]

Finding: 146

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

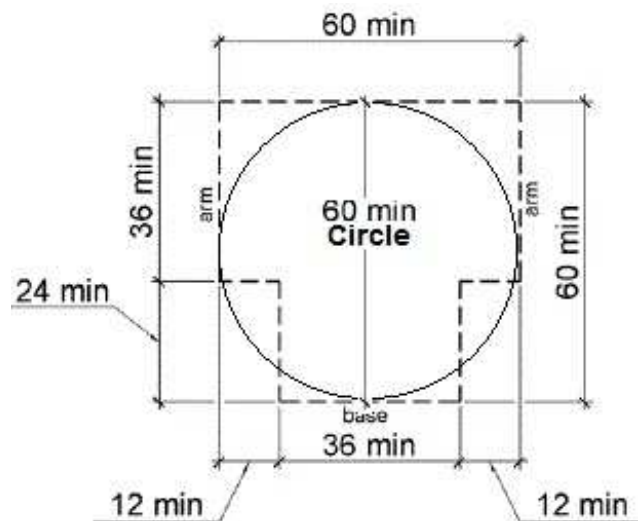
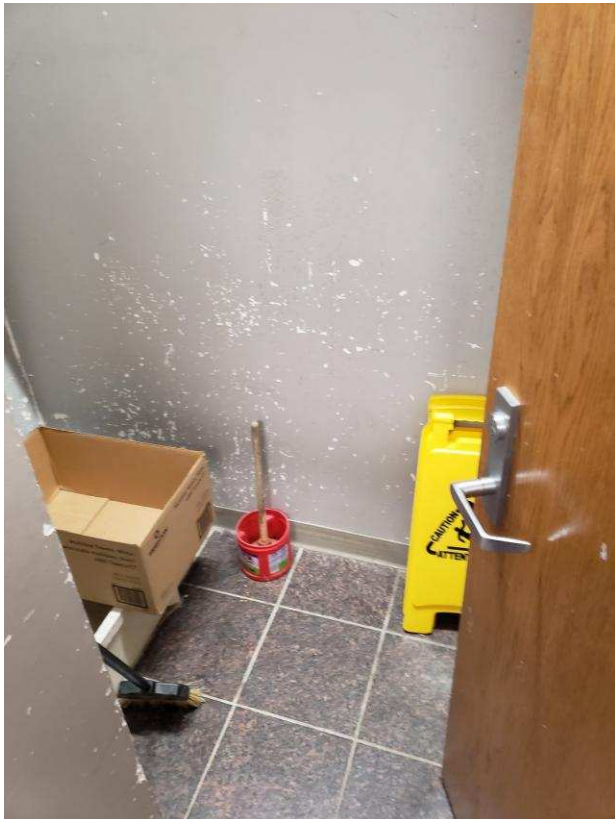
1991 ADAS Section: 4.2.3

As Built:

janitor closet, small

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 147

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

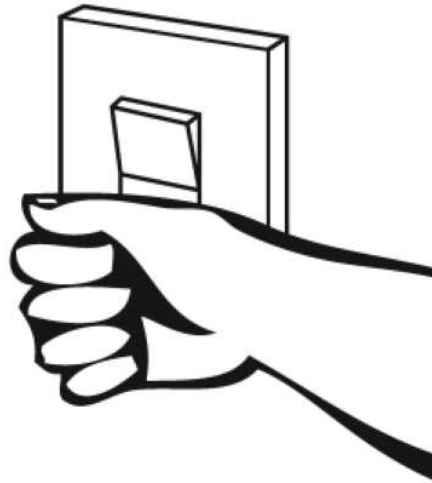
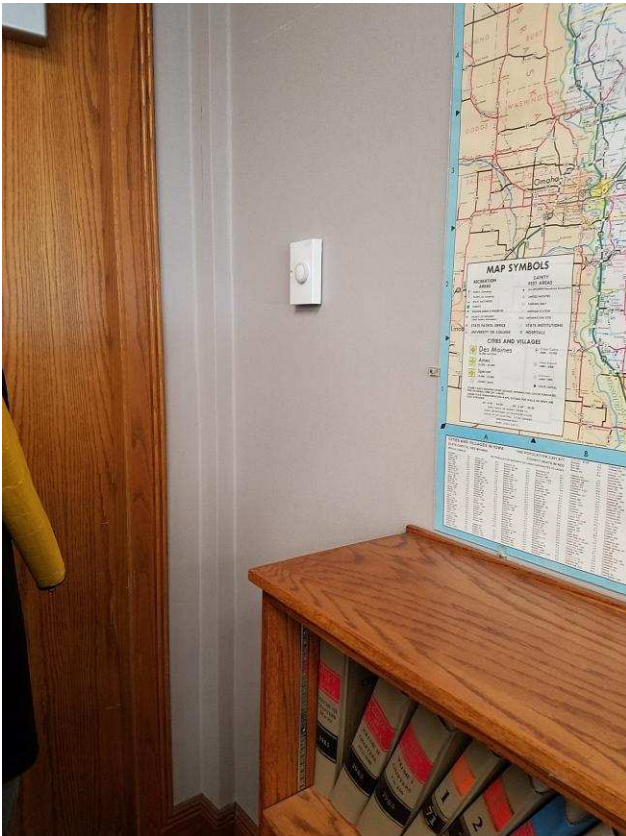
1991 ADAS Section: 4.27.4

As Built:

Recorder - thermostat knob, no clear floor space

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 148

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

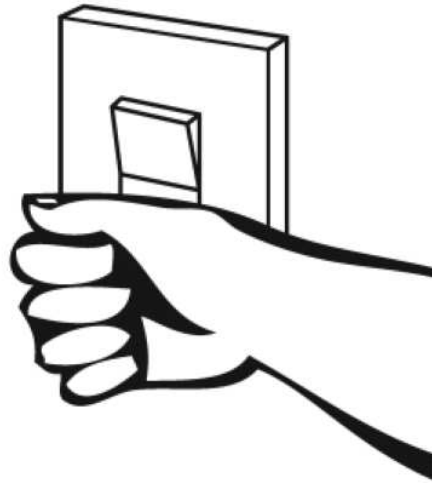
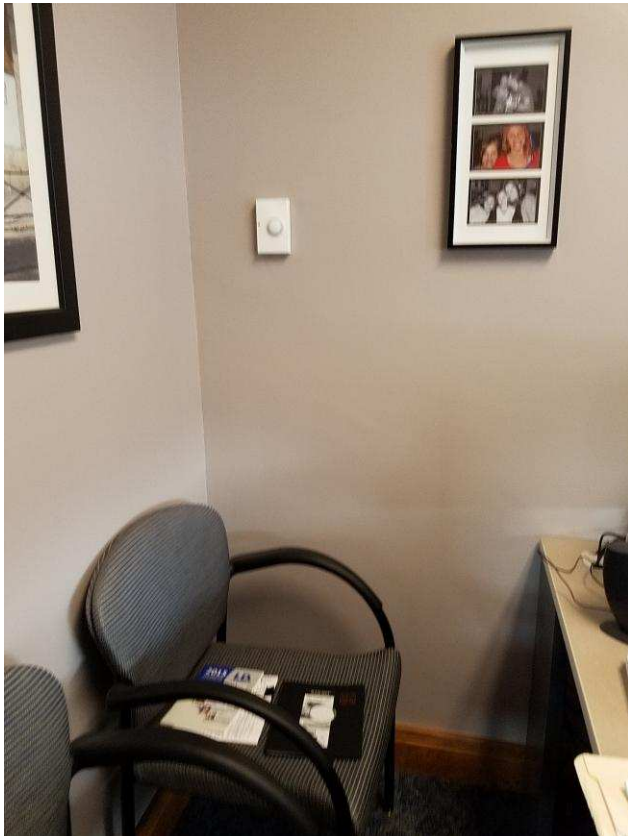
1991 ADAS Section: 4.27.4

As Built:

Erik T. - thermostat knob, lacks CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 149

The outlets are not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2010 ADAS Section: 305.3

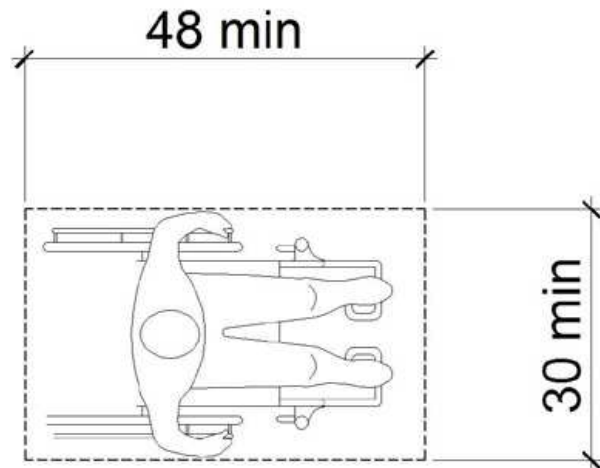
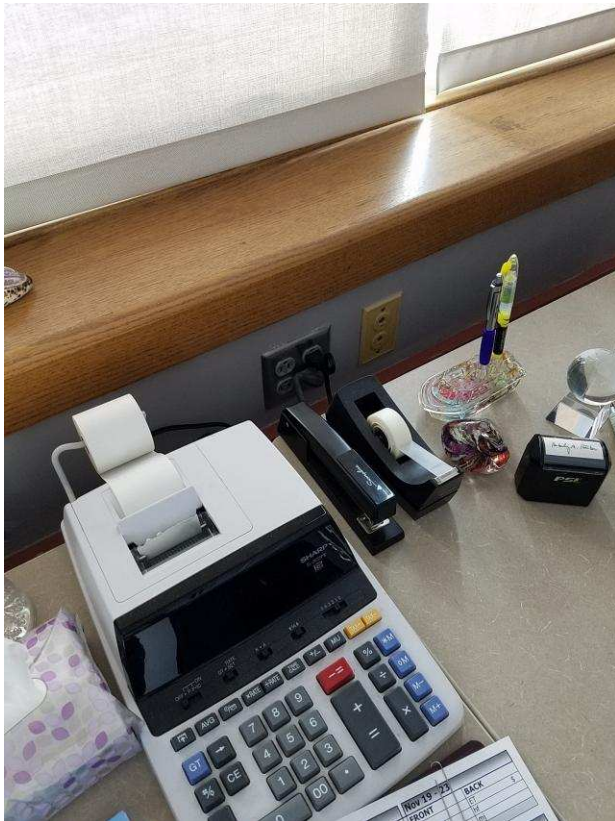
1991 ADAS Section: 4.2.4.1

As Built:

Tina G. - outlets fail

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 150

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

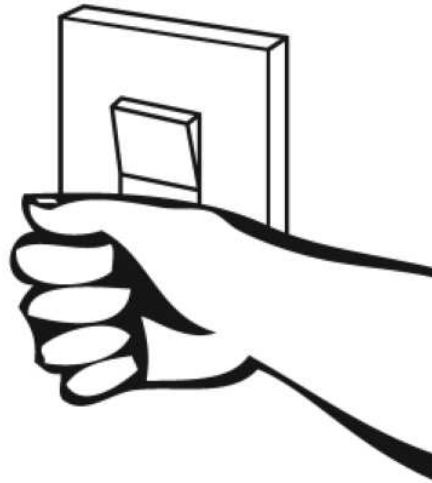
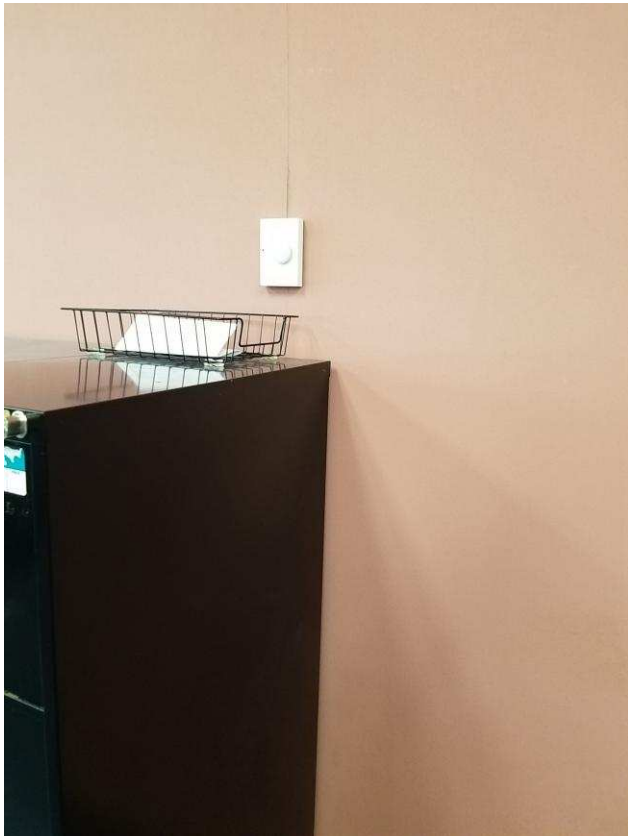
1991 ADAS Section: 4.27.4

As Built:

Main room . -
thermostat knob, lacks
CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 151

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

1991 ADAS Section: 4.27.4

As Built:

Recorder office Kim -
thermostat knob, no
clear floor space

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 152

The hangers are not positioned correctly for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

Citation:

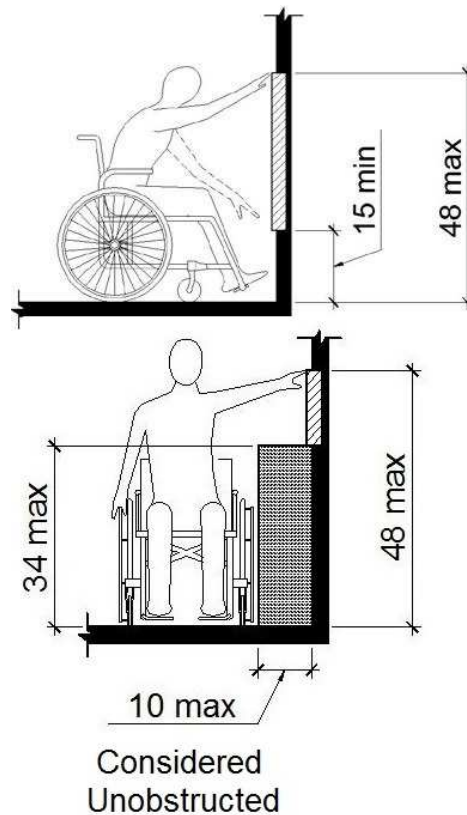
2010 ADAS Section: 308.2.1, 308.3.1

As Built:

re order main room -
hangers at 57.5"

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #152 Additional Finding Photos



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 153

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

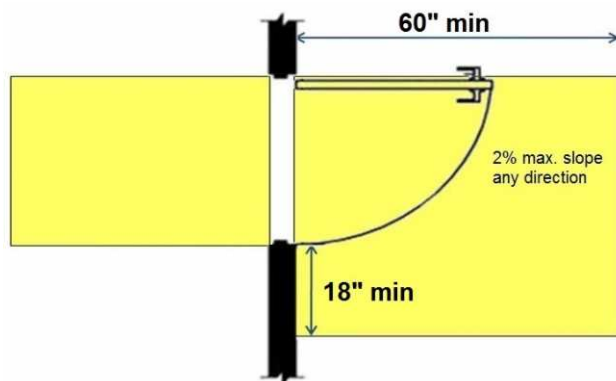
As Built:

recorder entry - desk
on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #153 Additional Finding Photos



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 154

The vision light panels (glazing/window) are mounted too high.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

Citation:

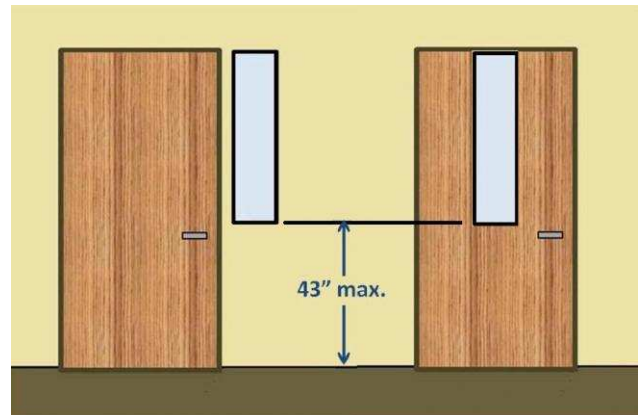
2010 ADAS Section: 404.2.11

As Built:

Erik T office - window
at 44.5"

Recommendation:

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #154 Additional Finding Photos



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 155

The vision light panels (glazing/window) are mounted too high.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

Citation:

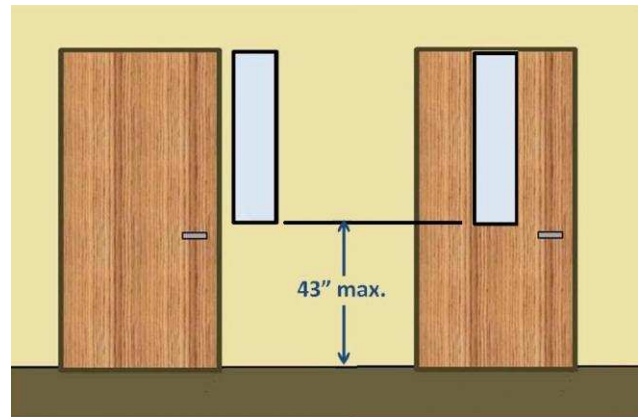
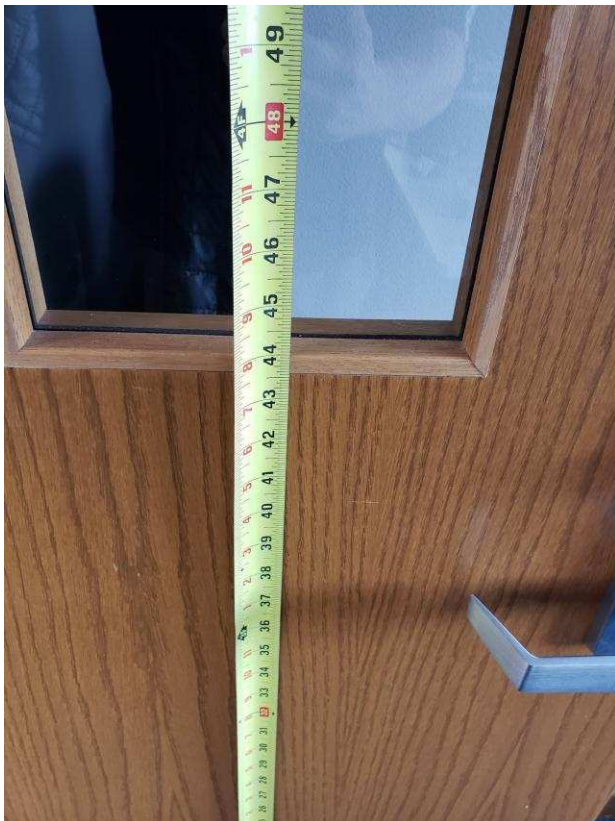
2010 ADAS Section: 404.2.11

As Built:

Tina's office - window
44.5"

Recommendation:

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #155 Additional Finding Photos



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 156

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

Kim's office - 44.5"
window chair on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #156 Additional Finding Photos



Second Floor Recorder

Lat/Long: [41.65076, -91.53426]

Finding: 157

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

exit near planning
dept. - door complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 158

Element meets all standards and requirements

Citation:

2010 ADAS Section: 904.4.1

As Built:

Planning - service counter complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 159

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

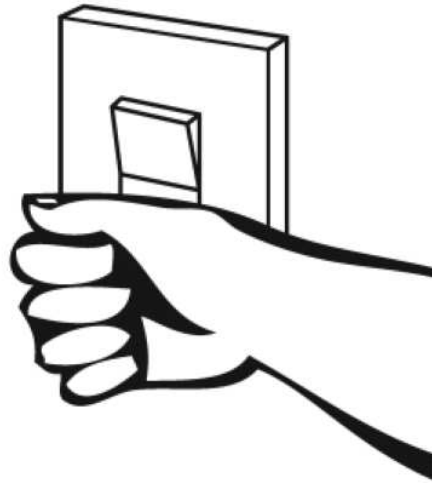
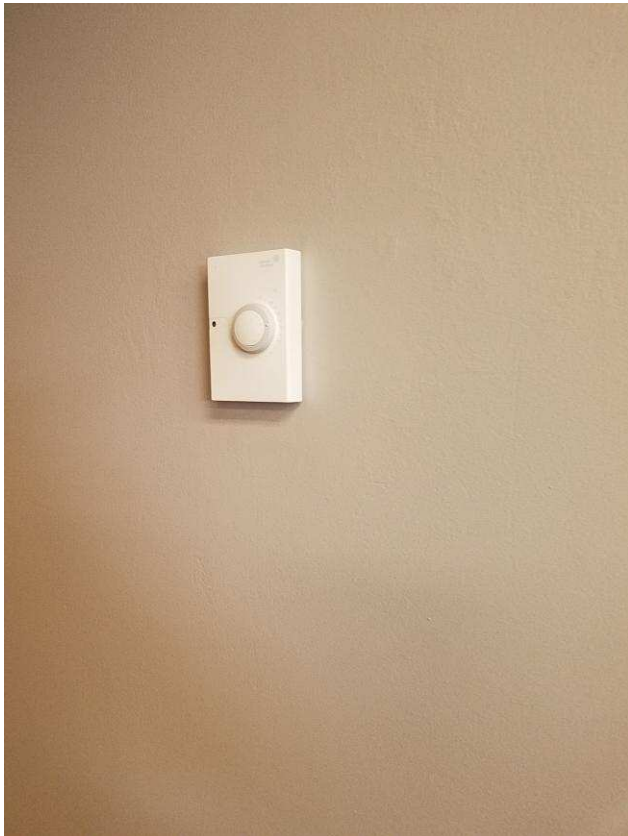
1991 ADAS Section: 4.27.4

As Built:

Planning main room -
thermostat knob, back
tstat no CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #159 Additional Finding Photos



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 160

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

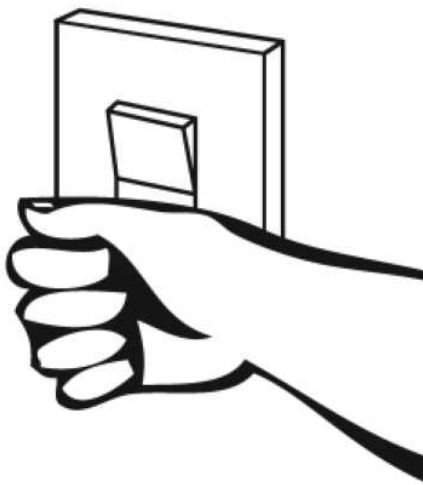
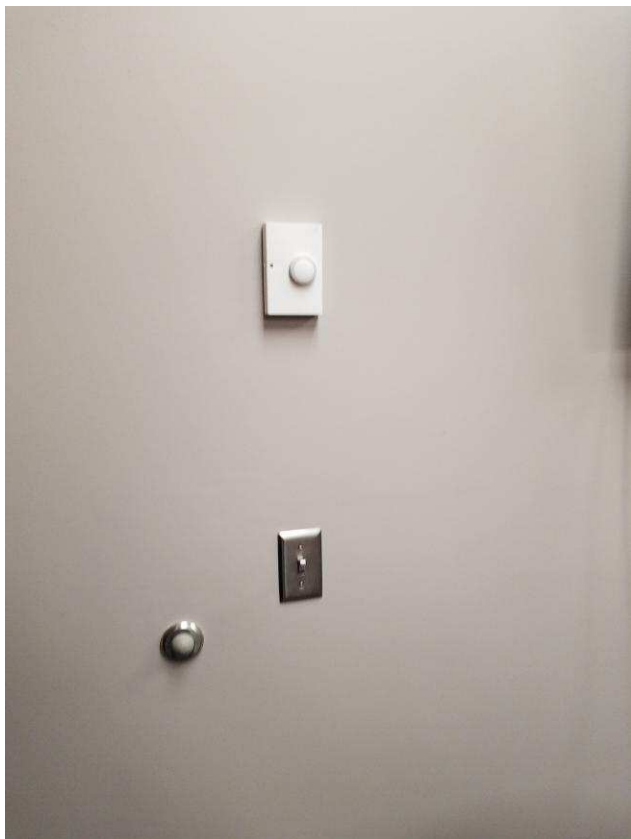
1991 ADAS Section: 4.27.4

As Built:

Conference room -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 161

The TV projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

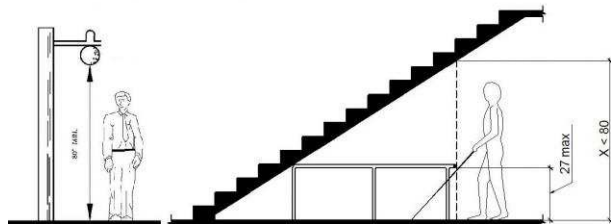
1991 ADAS Section: 4.4.1

As Built:

Conference room - TV protrudes

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #161 Additional Finding Photos



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 162

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

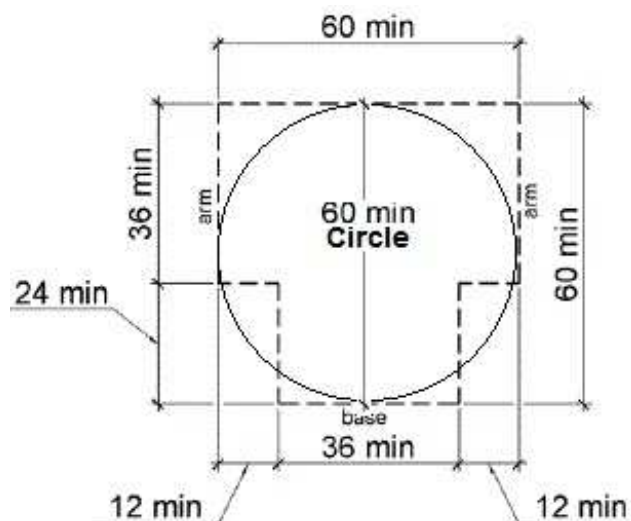
1991 ADAS Section: 4.2.3

As Built:

Hall closet - too small

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 163

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Nate office - room complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 164

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Josh office - room complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 165

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Sustainability Coord - room complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 166

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

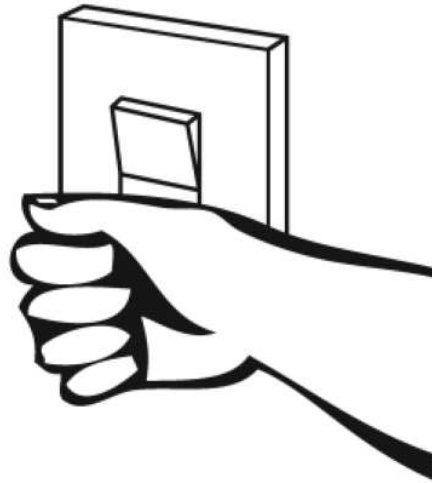
1991 ADAS Section: 4.27.4

As Built:

Neil B. office -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 167

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

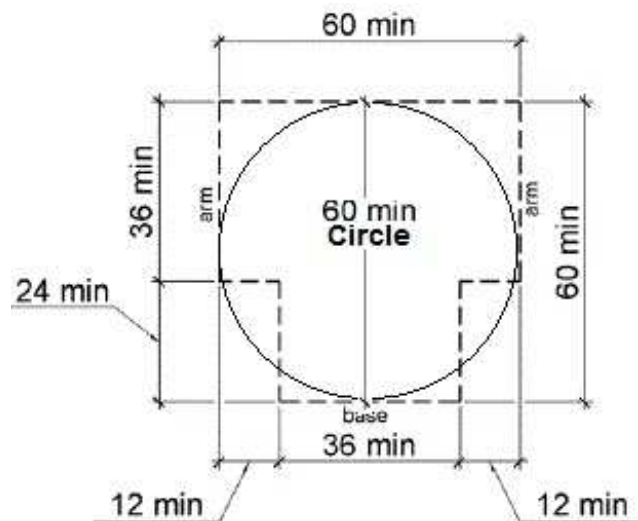
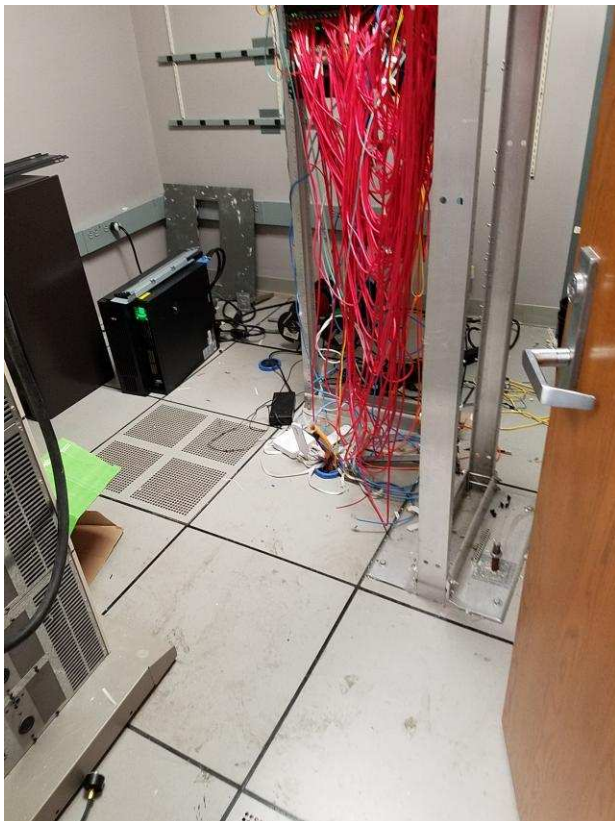
1991 ADAS Section: 4.2.3

As Built:

IT room - equipment prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 168

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

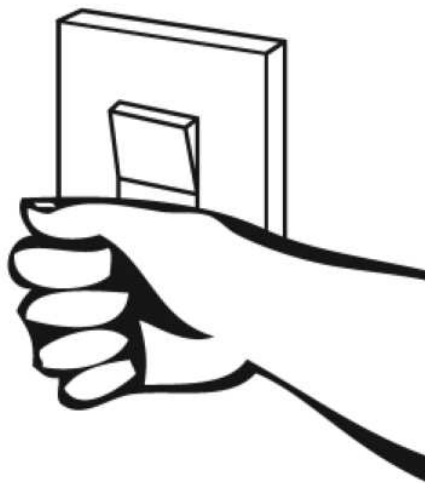
1991 ADAS Section: 4.27.4

As Built:

IT room - thermostat knob, high

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 169

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

planning entrance - 11
lbs push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 170

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Conference room -
both doors compliant

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 171

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**hall closet - door
complies**

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 172

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Nate's office - door
complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 173

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Josh's office - door
complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 174

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

office - door complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 175

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Neil's office - door
complies

Recommendation:

None

Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 176

The landing at the door is obstructed.

Landings for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the landing must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

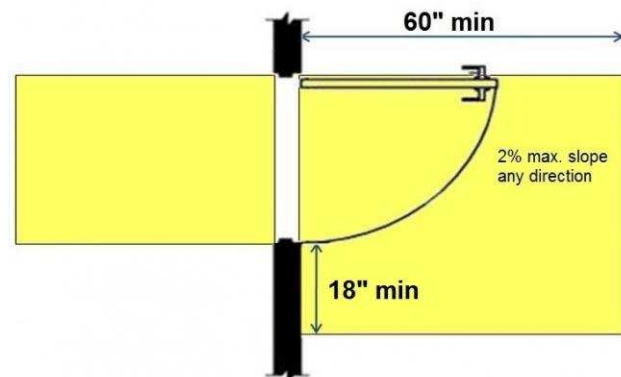
1991 ADAS Section: 4.13.6

As Built:

IT room, equipment on pull

Recommendation:

Leave as is, lack of maneuvering clearance in IT; infeasible to correct



Second Floor Planning

Lat/Long: [41.65076, -91.53426]

Finding: 177

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

planning exit near
assessor - 11lbs push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 178

Element meets all standards and requirements

Citation:

2010 ADAS Section: 904.4.1

As Built:

Assessor - service counter complies

Recommendation:

None

Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 179

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

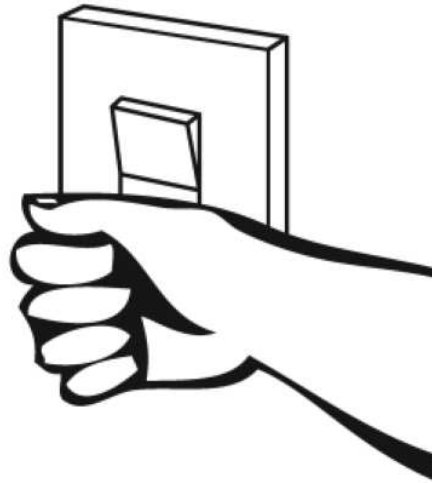
1991 ADAS Section: 4.27.4

As Built:

main room -
thermostat knob,
behind door

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 180

The hangers are not positioned correctly for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

Citation:

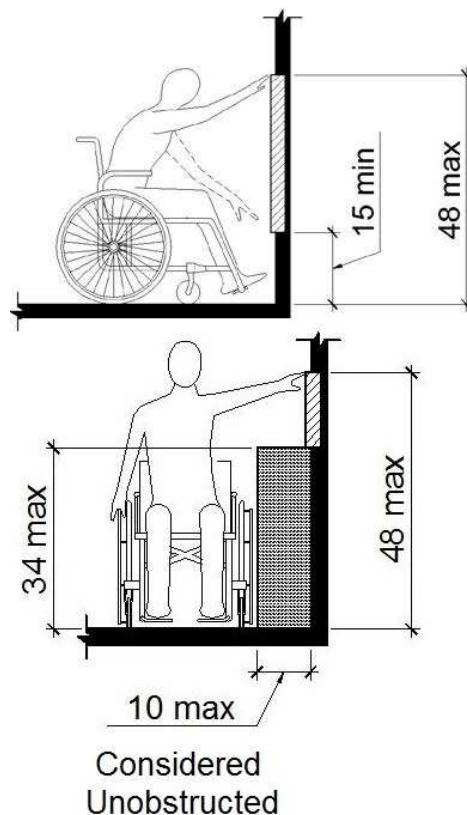
2010 ADAS Section: 308.2.1, 308.3.1

As Built:

main room - hangers
at 58"

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #180 Additional Finding Photos



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 181

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

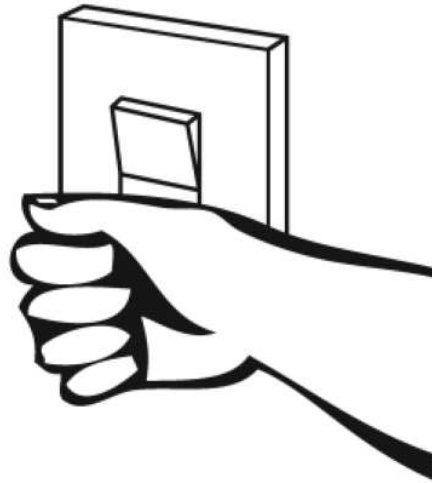
1991 ADAS Section: 4.27.4

As Built:

storage room -
thermostat knob,
behind door

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor City Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 182

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

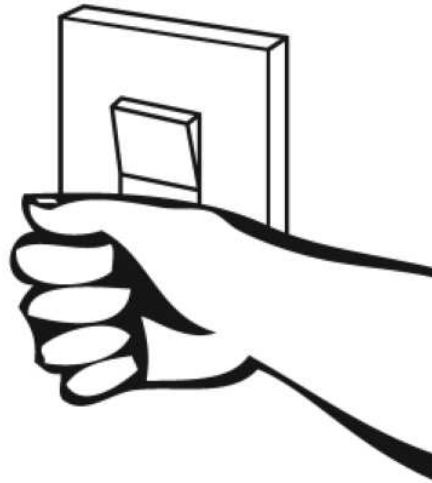
1991 ADAS Section: 4.27.4

As Built:

Iowa City Assessor -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 183

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

City assessor entrance
- 16 lbs push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 184

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

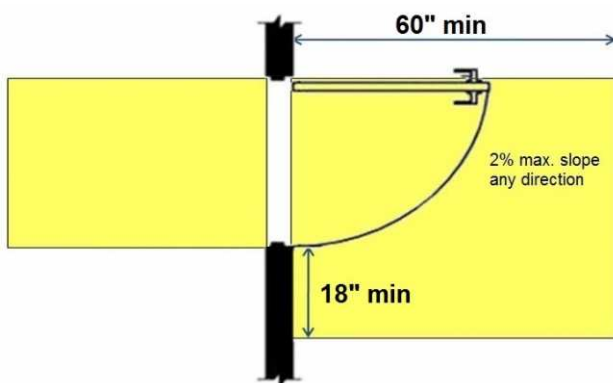
As Built:

storage - garbage can
on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Second Floor City Accessor

Lat/Long: [41.65076, -91.53426]

Finding: 185

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Assessor office - door
complies

Recommendation:

None

Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 186

Element meets all standards and requirements

Citation:

2010 ADAS Section: 904.4.1

As Built:

**County Assessor -
service counter
complies**

Recommendation:

None

Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 187

The counter projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

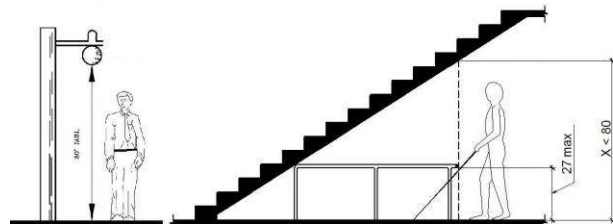
1991 ADAS Section: 4.4.1

As Built:

Main room - counter protrudes

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 188

The hangers are not positioned correctly for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

Citation:

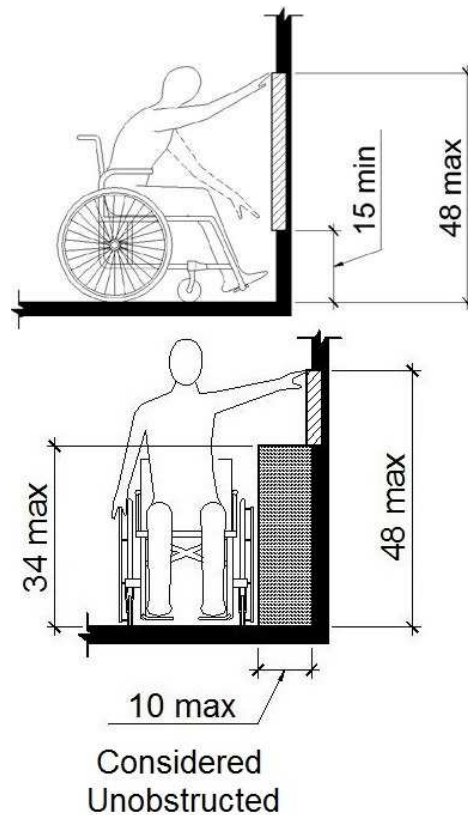
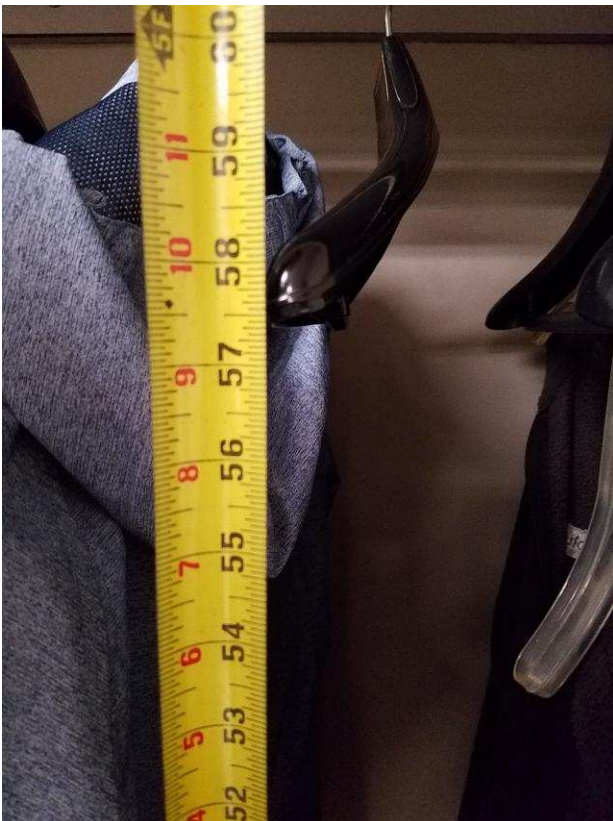
2010 ADAS Section: 308.2.1, 308.3.1

As Built:

main room - hangers
at 57.5"

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #188 Additional Finding Photos



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 189

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

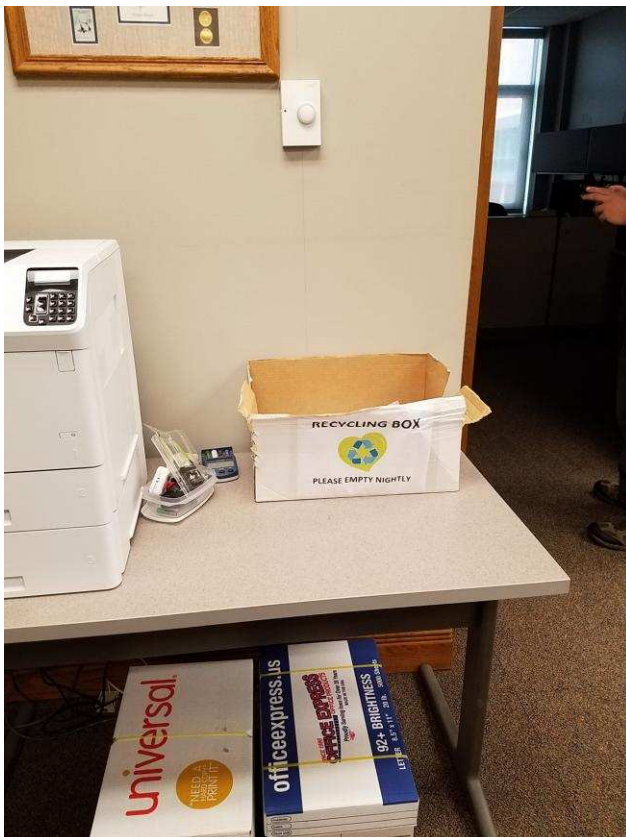
1991 ADAS Section: 4.27.4

As Built:

main room -
thermostat knob, lacks
CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 190

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Angie shared office - room complies

Recommendation:

None

Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 191

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Jill H- room complies

Recommendation:

None

Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 192

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

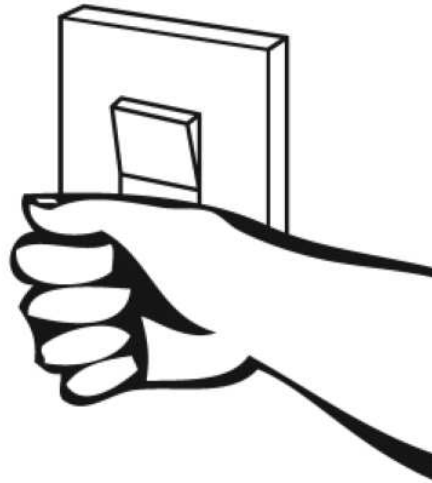
1991 ADAS Section: 4.27.4

As Built:

Assessor - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 193

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

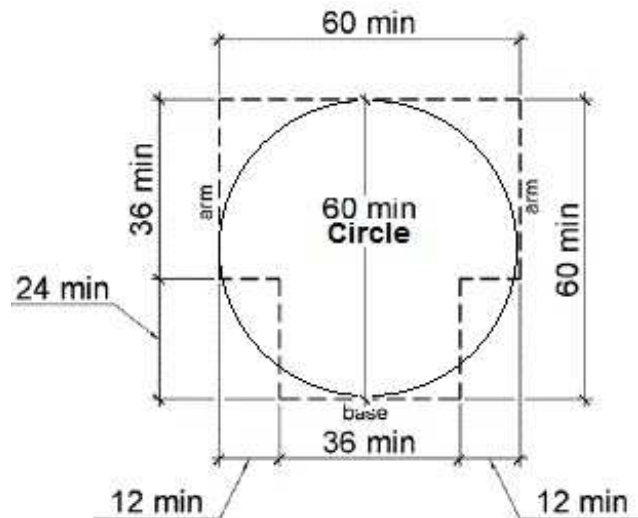
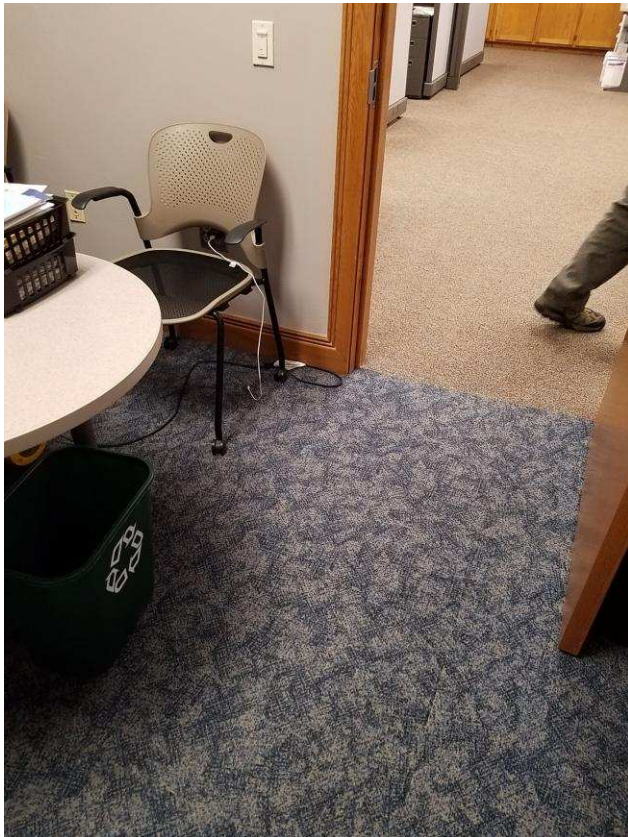
1991 ADAS Section: 4.2.3

As Built:

Beth Office - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 194

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

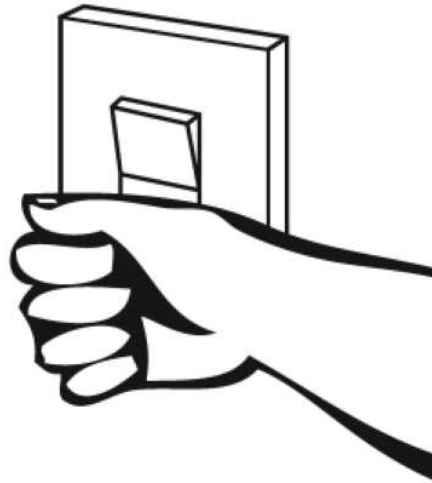
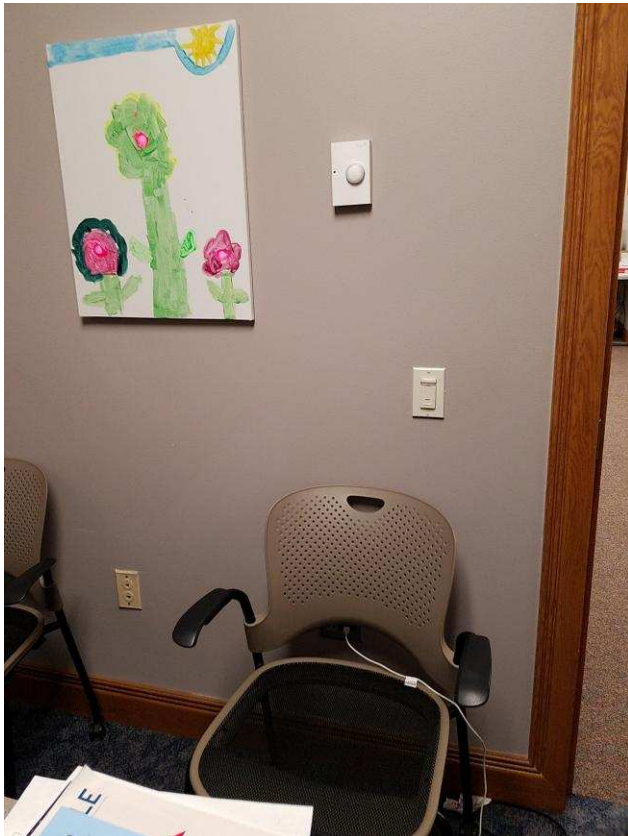
1991 ADAS Section: 4.27.4

As Built:

Beth M office -
thermostat knob, lacks
CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 195

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

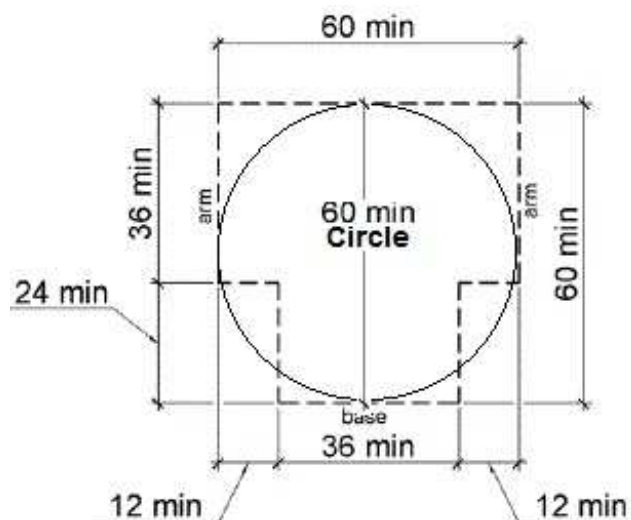
1991 ADAS Section: 4.2.3

As Built:

Jean Office - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 196

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

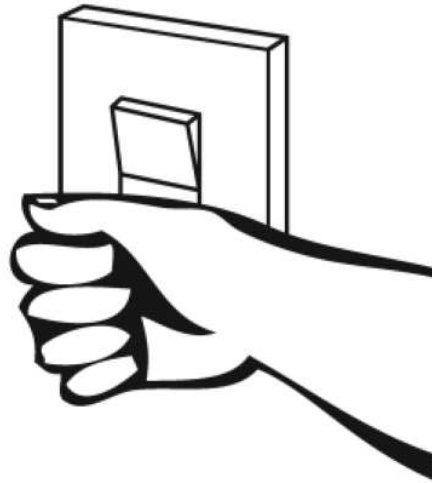
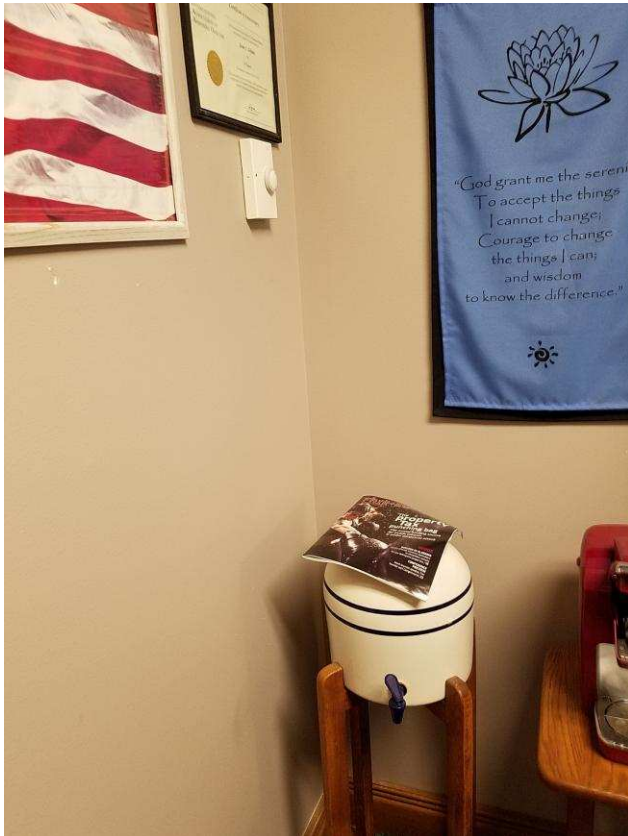
1991 ADAS Section: 4.27.4

As Built:

Jean G office -
thermostat knob, lacks
CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 197

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

county assessor
entrance - 11 lbs push,
counter on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Finding #197 Additional Finding Photos



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 198

The vision light panels (glazing/window) are mounted too high.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

Citation:

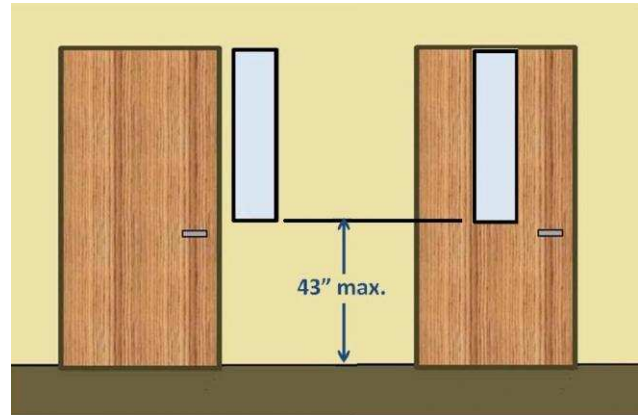
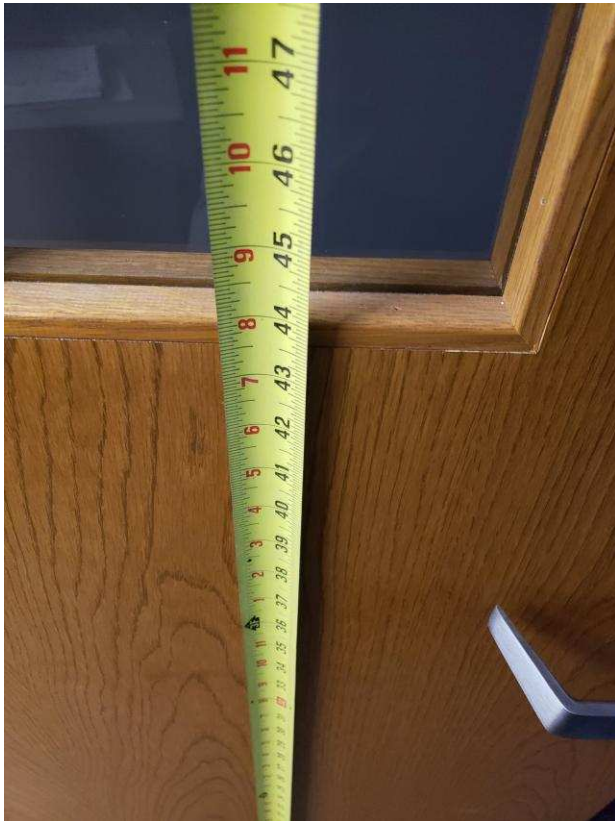
2010 ADAS Section: 404.2.11

As Built:

Angie office - 44" to window

Recommendation:

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #198 Additional Finding Photos



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 199

The vision light panels (glazing/window) are mounted too high.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

Citation:

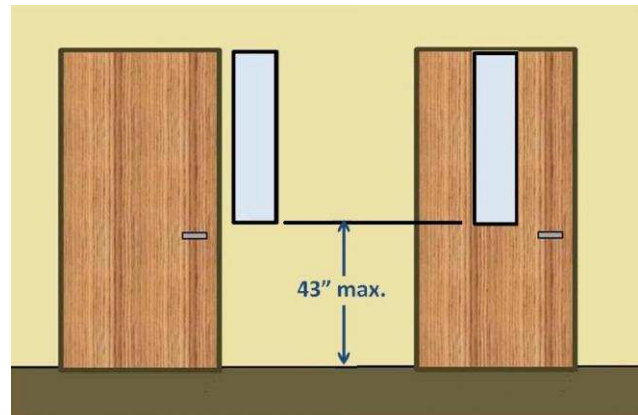
2010 ADAS Section: 404.2.11

As Built:

Jill office - 44" to window

Recommendation:

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 200

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Assessor office - door
complies

Recommendation:

None

Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 201

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

Beth office - window
45", chair on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #201 Additional Finding Photos



Second Floor County Assessor

Lat/Long: [41.65076, -91.53426]

Finding: 202

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

Jean office - window
45", desk on pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #202 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 203

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

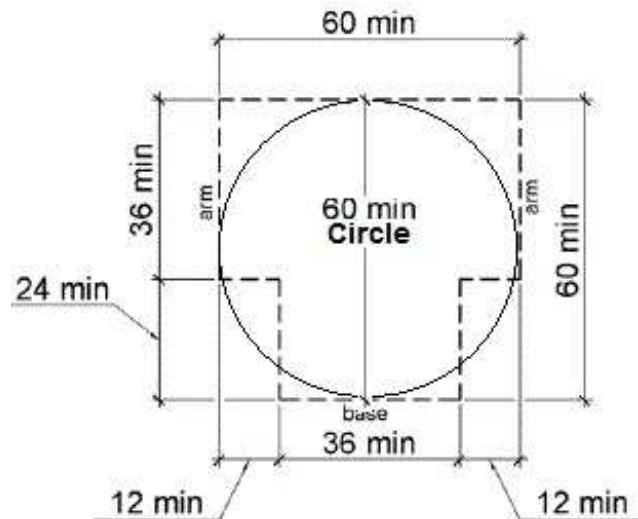
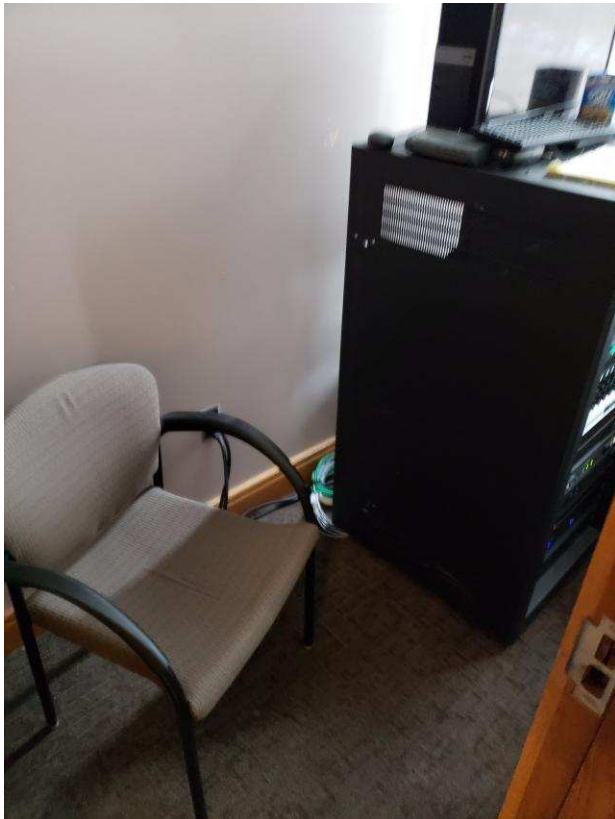
1991 ADAS Section: 4.2.3

As Built:

Board room IT - small
no turning spacing

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Finding #203 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 204

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

board room IT room -
20 lbs push, chair on
pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 205

The transaction counter is too high.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Knee and toe space must be provided for a forward approach. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

1991 ADAS Section: 7.2

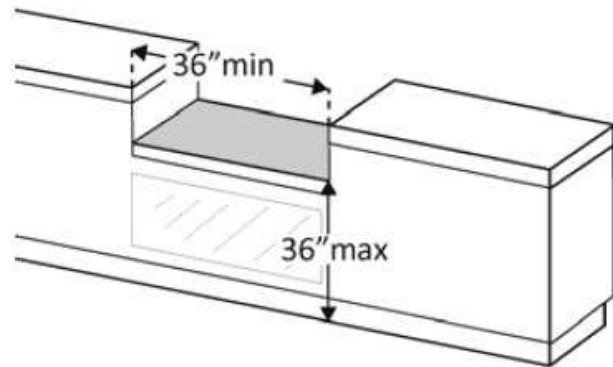
As Built:

43" in reception

Recommendation:

Lower 36" wide segment of service counter to max 36" aff

Lower 36" wide segment of service counter to max 36" aff, in the alternative, train staff to come out from around the counter to provide customer service



Finding #205 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 206

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Communications and Grant's office - room complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 207

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

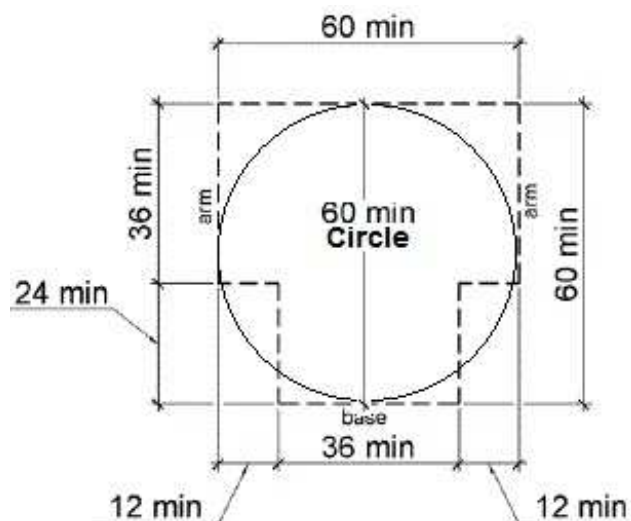
1991 ADAS Section: 4.2.3

As Built:

Hall closet - too small

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 208

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

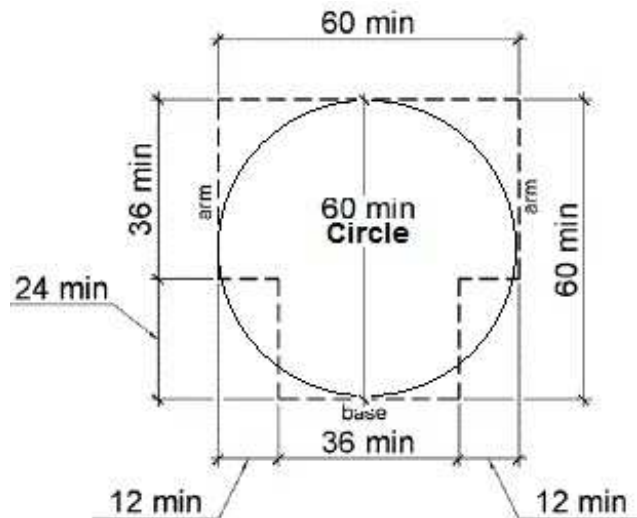
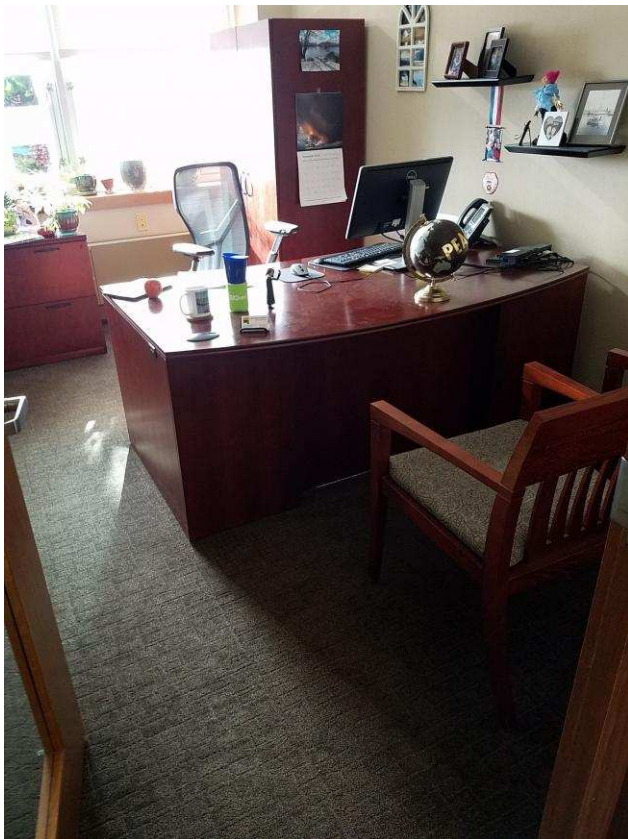
1991 ADAS Section: 4.2.3

As Built:

Co Supervisor-
furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 209

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

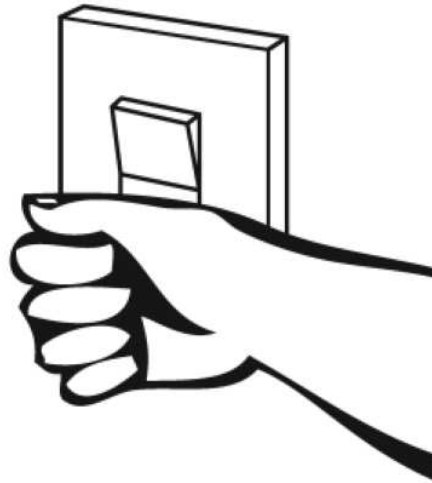
1991 ADAS Section: 4.27.4

As Built:

Co Supervisor -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 210

The mailboxes project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

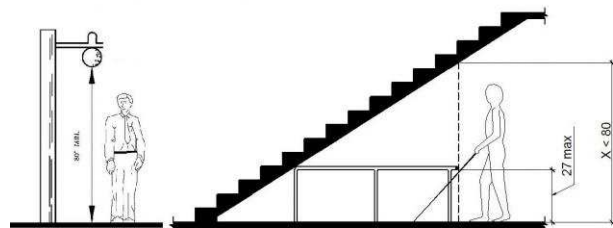
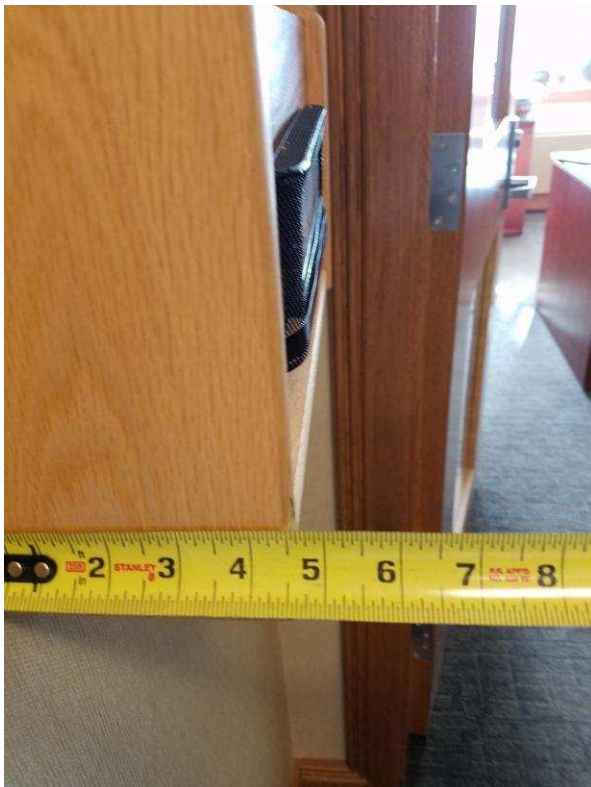
1991 ADAS Section: 4.4.1

As Built:

4.5" mailboxes in hall

Recommendation:

Relocate protruding objects or place cane detectable warning or bollard at foot of item



Finding #210 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 211

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

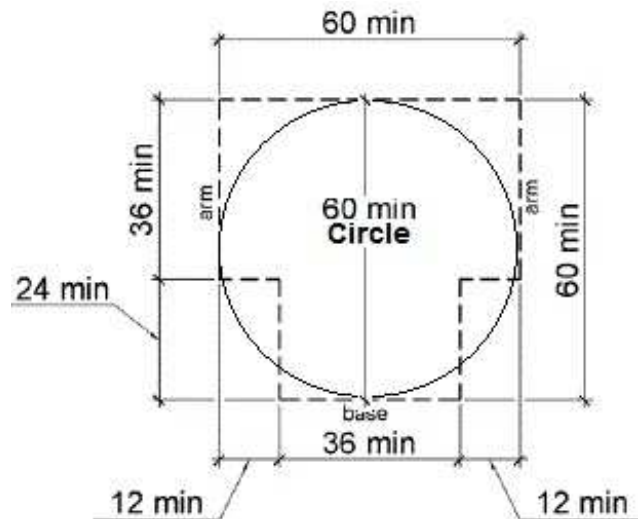
1991 ADAS Section: 4.2.3

As Built:

Rod S. - furniture prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 212

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

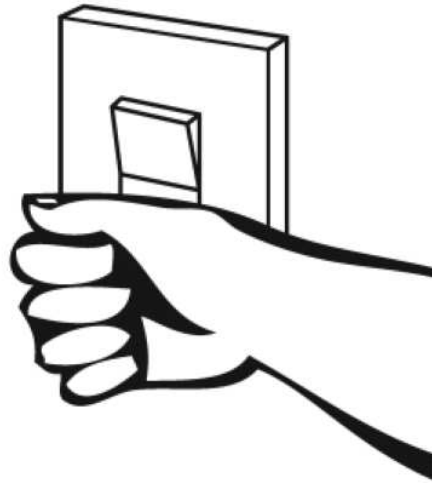
1991 ADAS Section: 4.27.4

As Built:

Rod S. - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 213

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

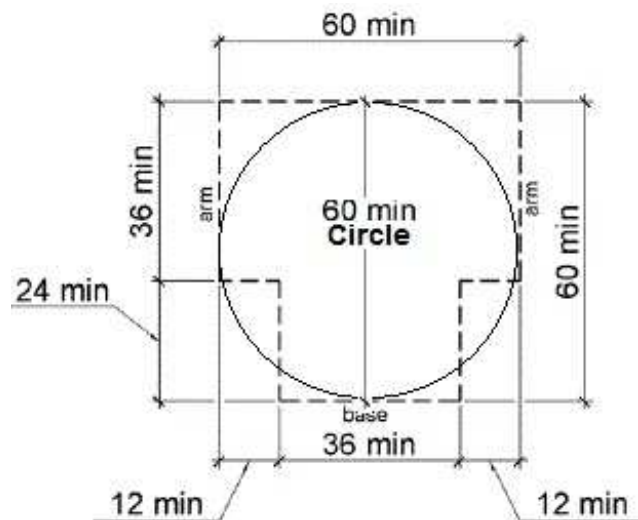
1991 ADAS Section: 4.2.3

As Built:

Mike C - furniture prohibits

Recommendation:

Relocate obstacles to create turning space in room



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 214

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

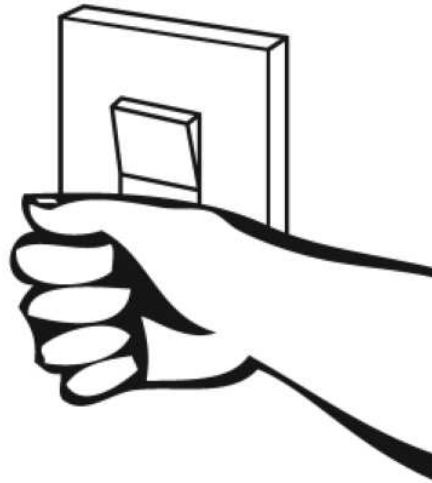
1991 ADAS Section: 4.27.4

As Built:

Mike C - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 215

The shelves project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

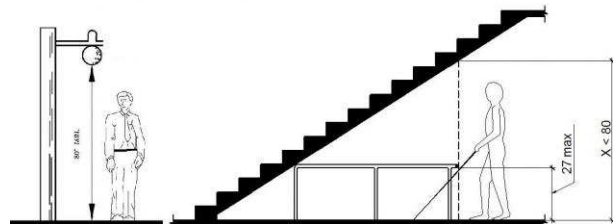
1991 ADAS Section: 4.4.1

As Built:

Mike C. - Shelves
protrude

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 216

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

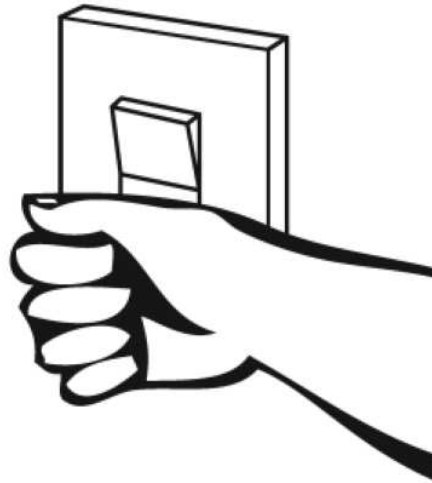
1991 ADAS Section: 4.27.4

As Built:

Mike H. - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 217

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

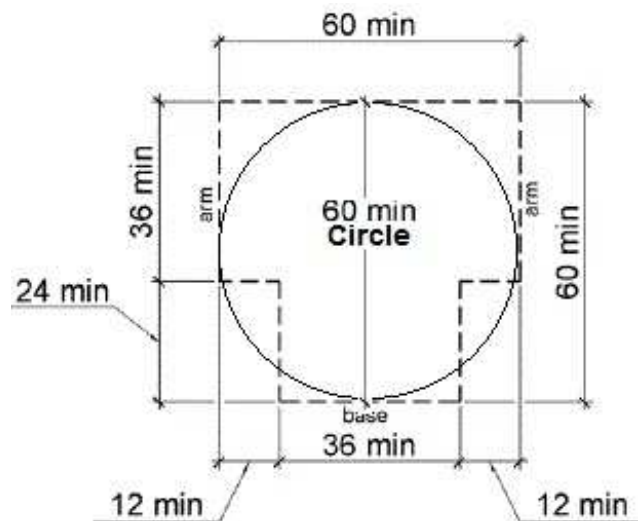
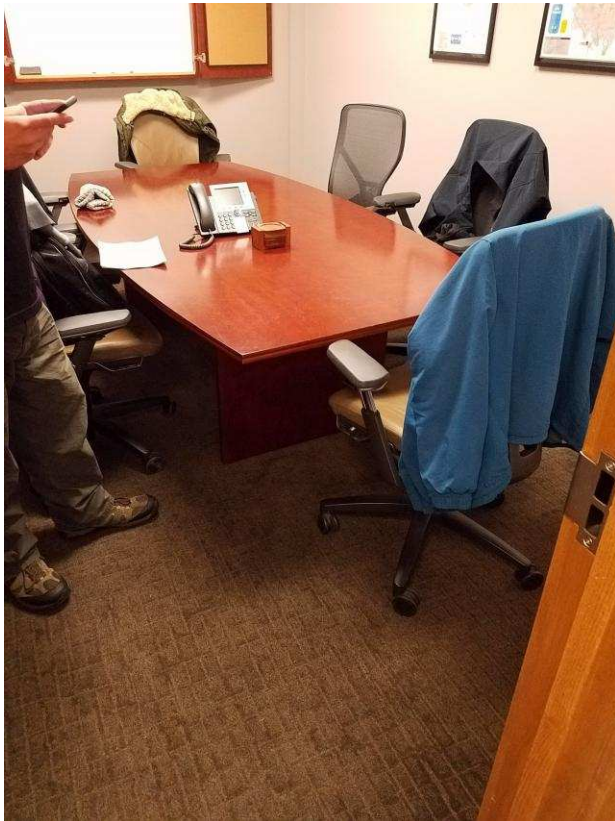
1991 ADAS Section: 4.2.3

As Built:

Conference room -
table prevents

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 218

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

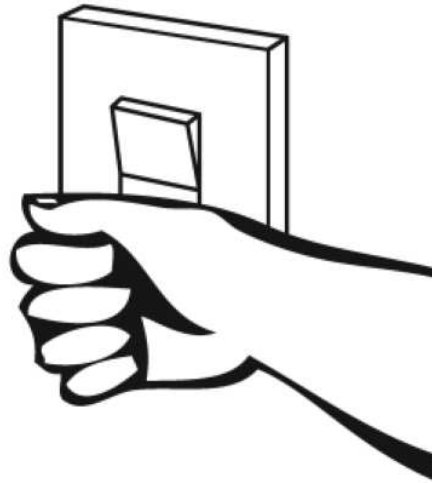
1991 ADAS Section: 4.27.4

As Built:

Conference -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 219

The top of the sink is too high.

Sinks that are required to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2010 ADAS Section: 606.3

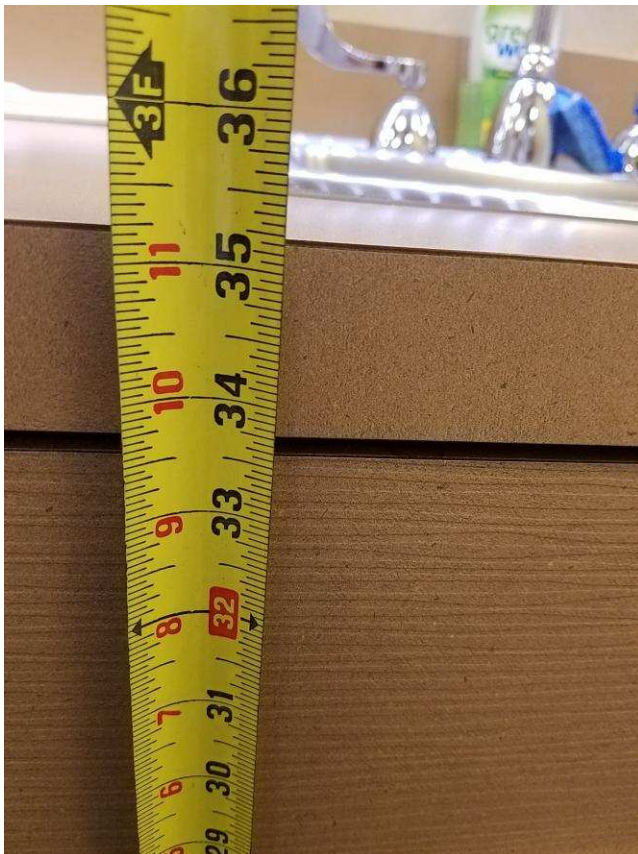
1991 ADAS Section: 4.24.2

As Built:

hall sink - 35"

Recommendation:

Lower sink to max 34" to the rim



Finding #219 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 220

The microwave is too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over a 10 inch maximum depth obstruction the high side reach shall be 48 inches maximum. The height of the obstruction shall be 34 inches maximum.

Citation:

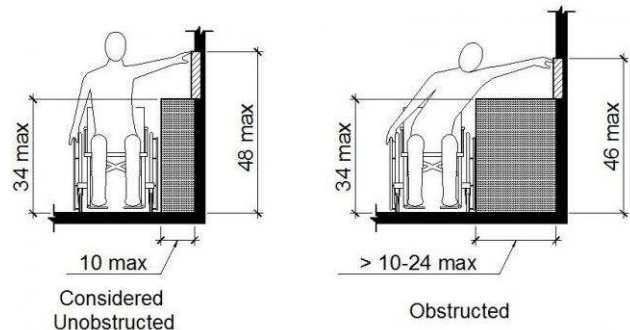
2010 ADAS Section: 308.3.2

As Built:

Hall microwave - top button 69"

Recommendation:

Lower microwave to max 48" to the highest operable part



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 221

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

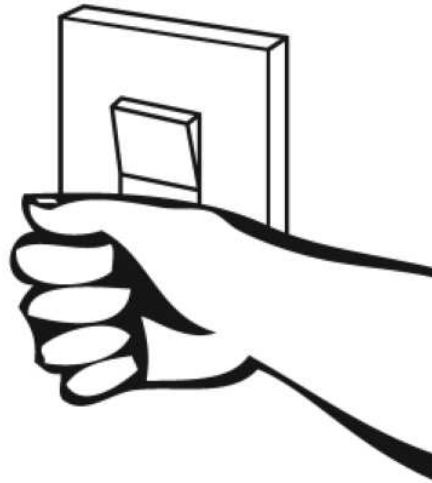
1991 ADAS Section: 4.27.4

As Built:

Janelle R - thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 222

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2010 ADAS Section: 304.3.1, 304.3.2

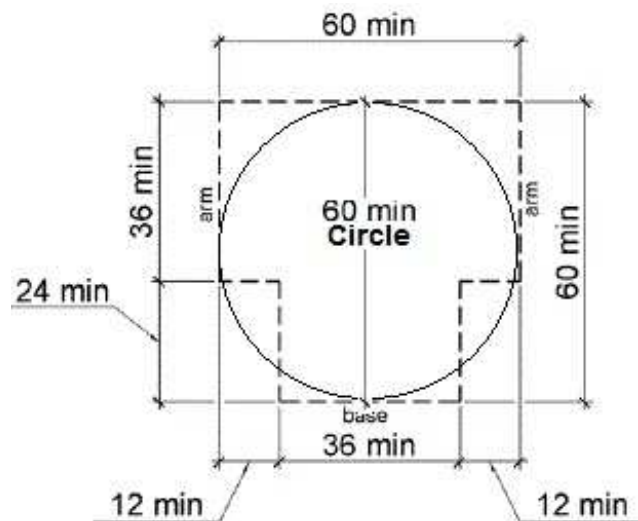
1991 ADAS Section: 4.2.3

As Built:

empty office. -
furniture prohibits

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 223

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

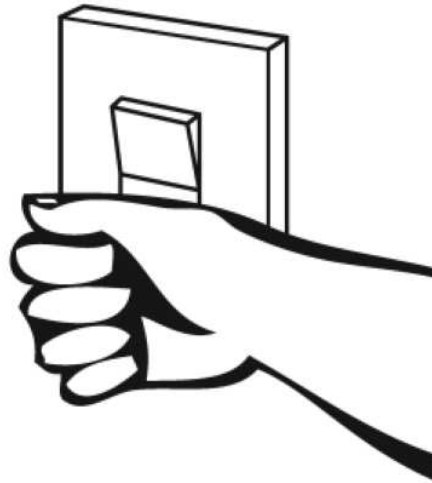
1991 ADAS Section: 4.27.4

As Built:

empty office -
thermostat knob

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65135, -91.53377]

Finding: 224

The ramp does not have compliant handrails.

Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 inches and 2 inches in cross-sectional nominal dimension for circular handrails and handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 inches maximum, and a cross-section dimension of 2 inches maximum. The clear space between handrails and walls must 1-1/2 inches minimum.

Citation:

2010 ADAS Section: 505.1

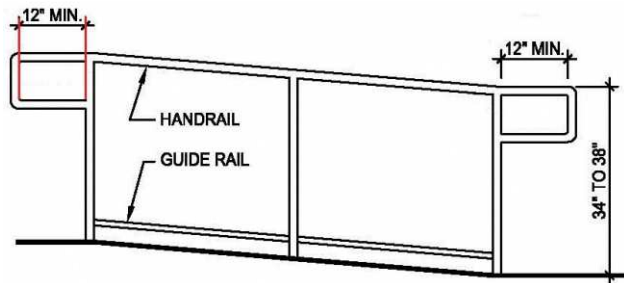
1991 ADAS Section: 4.8.5

As Built:

partial on one side

Recommendation:

Install handrails that are rounded and/or extend to the ground, with handrail extensions and mounted 34" to 38" aff



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 225

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

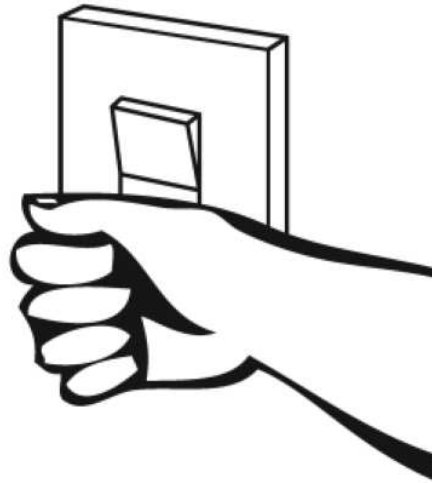
1991 ADAS Section: 4.27.4

As Built:

Board Room -
thermostat knob, lacks
CFS

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Second Floor Supervisors

Lat/Long: [41.65135, -91.53377]

Finding: 226

The TV extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

Citation:

2010 ADAS Section: 307.4

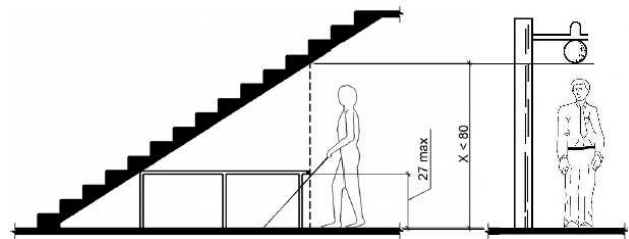
1991 ADAS Section: 4.4.2

As Built:

TV in overhead clearance at 73.5"

Recommendation:

Raise TV to min 80", or pad object to prevent hazard in overhead clearance along AR



Finding #226 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 227

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

supervisor entry -
14lbs on push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 228

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

communications and
Grant's office - doors
comply

Recommendation:

None



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 229

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**supervisors door from
entrance to offices -
door complies**

Recommendation:

None



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 230

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

hall closet - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 231

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Lisa's office - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 232

The landing at the door is obstructed.

Landings for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the landing must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2010 ADAS Section: 404.2.4.1

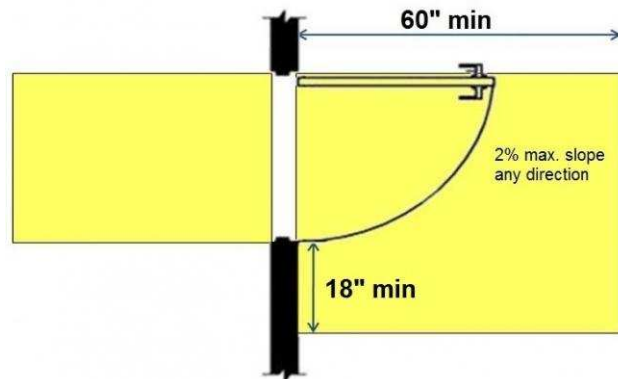
1991 ADAS Section: 4.13.6

As Built:

Rods office - desk
back on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 233

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Mike C office - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 234

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Mike H office - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 235

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

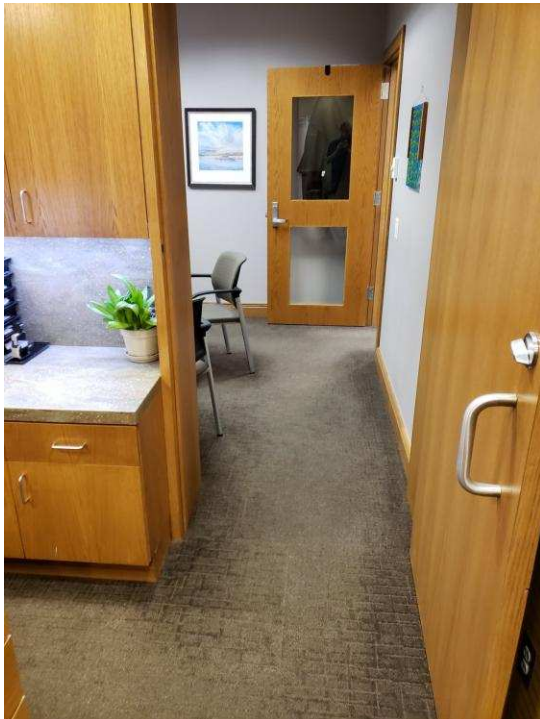
As Built:

Mike H to entry -18 lbs
push, shelf on pull,
chair on push

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Finding #235 Additional Finding Photos



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 236

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

conference room -
door complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 237

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

empty office - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 238

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Janelle's office - door
complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 239

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

board room door with
ramp - door complies

Recommendation:

None

Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 240

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

1991 ADAS Section: 4.13.1

As Built:

board room to
supervisors - 13 lbs
push, step back on
pull

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; may be infeasible to correct due to step in clearance

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Second Floor Supervisors

Lat/Long: [41.65076, -91.53426]

Finding: 241

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

board room double
doors - left 14 right 10
lbs

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 242

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

RR door 14 lbs push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 243

The dryer projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

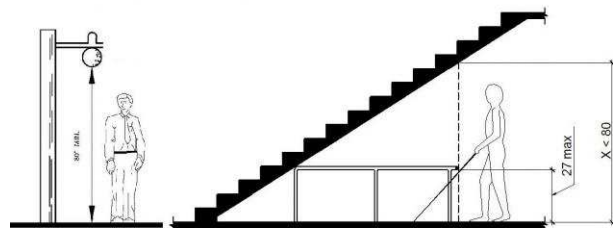
1991 ADAS Section: 4.4.1

As Built:

hand dryer 6"

Recommendation:

Relocate protruding objects or place cane detectable warning or bollard at foot of item



Finding #243 Additional Finding Photos



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 244

The side grab bar does not extend far enough from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2010 ADAS Section: 604.5.1

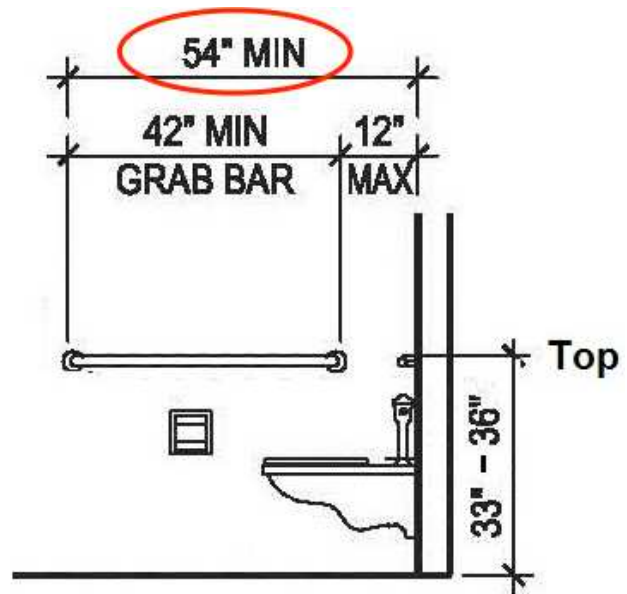
1991 ADAS Section: 4.17.6

As Built:

42" bar

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #244 Additional Finding Photos



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 245

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

Citation:

2010 ADAS Section: 308.2.1

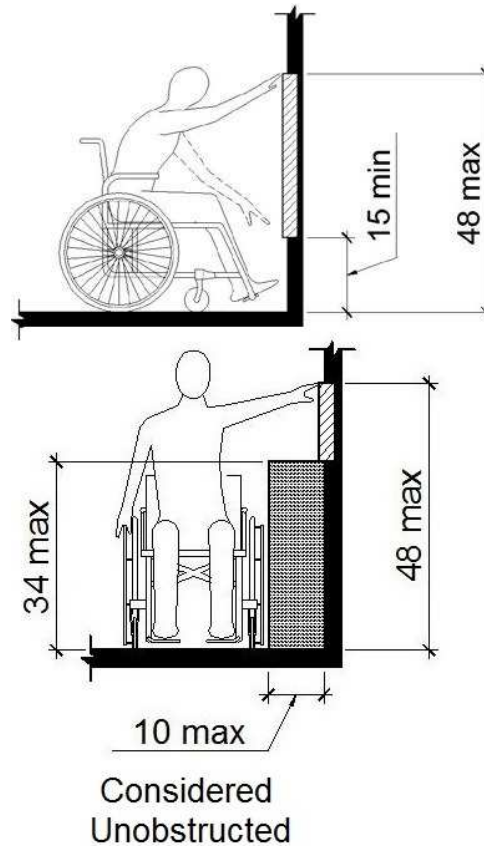
1991 ADAS Section: 4.2.5

As Built:

hook 65"

Recommendation:

Remount the coat hook to be in reach range of 15" min to 48" max above the finished floor.



Finding #245 Additional Finding Photos



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 246

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

Citation:

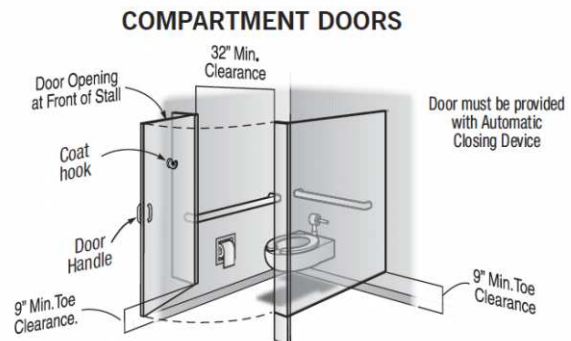
2010 ADAS Section: 604.8.1.2

As Built:

not self closing, no exterior hardware

Recommendation:

Adjust stall door to be self-closing and install exterior hardware that is operable without a tight pinch or grasp



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 247

The clear floor space only allows for a forward approach and the sharps disposal is out of reach range.

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum.

Citation:

2010 ADAS Section: 308.2.2

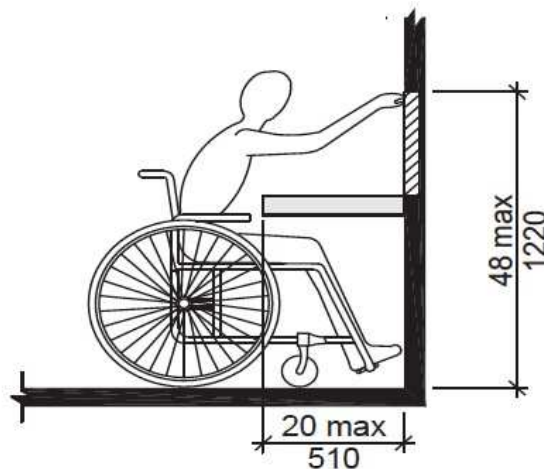
1991 ADAS Section: 4.2.5

As Built:

sharps container

Recommendation:

Lower sharps disposal to max 44" aff for a forward reach over counter



Finding #247 Additional Finding Photos



Second Floor Men's

Lat/Long: [41.65076, -91.53426]

Finding: 248

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

M RR - Sign complies

Recommendation:

None

Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 249

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

7#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Wheel: N/A, Direction: N/A

Finding: 250

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

W RR - Sign complies

Recommendation:

None

Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 251

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

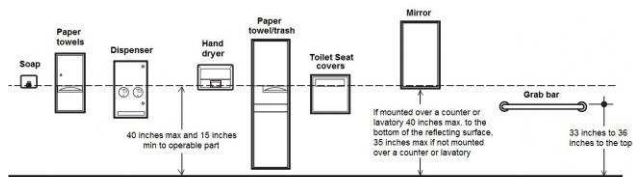
2010 ADAS Section: 603.3

As Built:

Mirror - 40.74"

Recommendation:

Lower mirror so reflective surface is max 40" aff



Finding #251 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 252

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:

2010 ADAS Section: 606.5

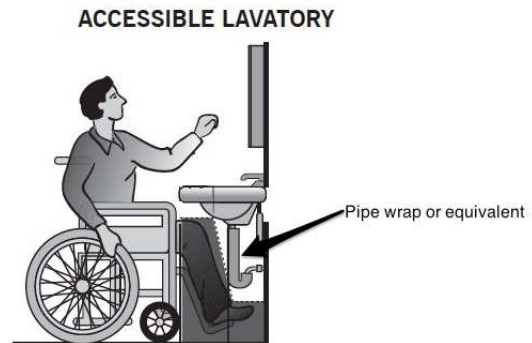
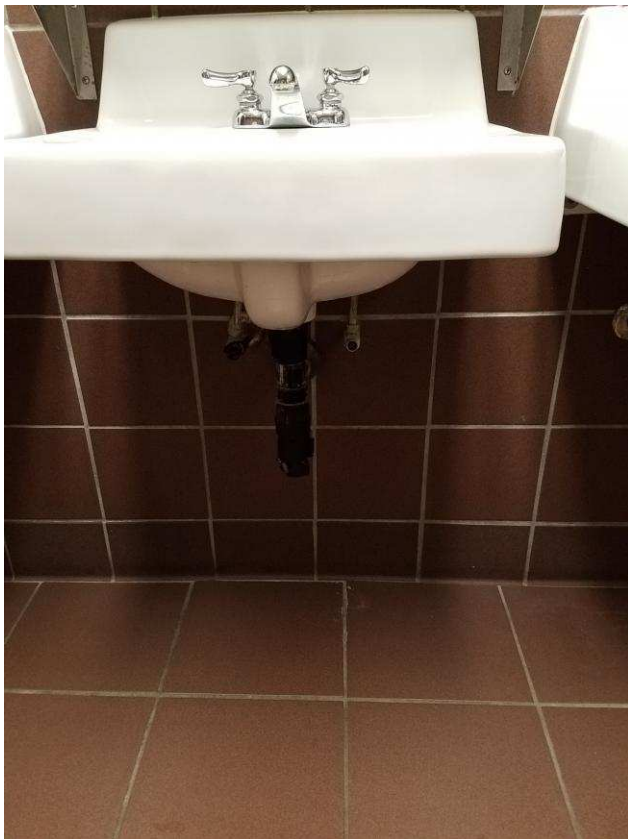
1991 ADAS Section: 4.19.4

As Built:

3 sinks lack pipe installation

Recommendation:

Insulate exposed pipes under one sink



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 253

The clear floor space only allows for a forward approach and the sharps disposal is out of reach range.

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum.

Citation:

2010 ADAS Section: 308.2.2

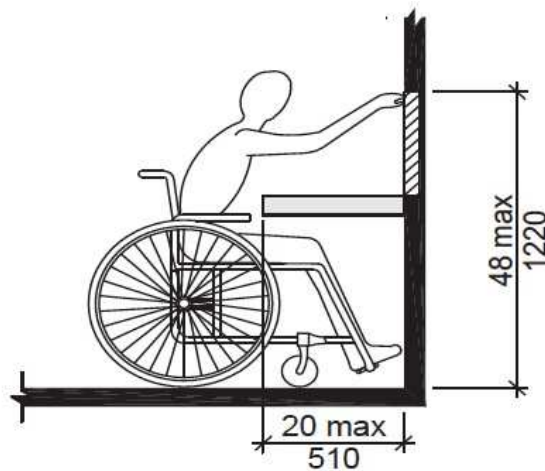
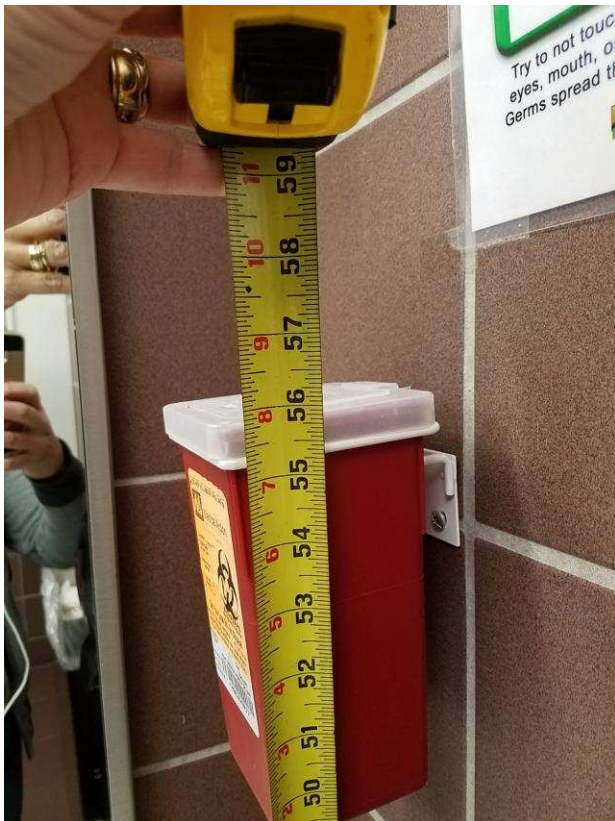
1991 ADAS Section: 4.2.5

As Built:

Biohazard disposal 58"
over sink

Recommendation:

Lower soap dispensers to max 44" aff for a forward reach over counter



Finding #253 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 254

Several items project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

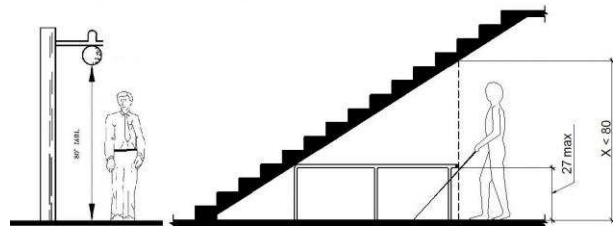
1991 ADAS Section: 4.4.1

As Built:

Hand dryer, shelf and
tampon dispenser
protrude

Recommendation:

Relocate protruding objects or place cane detectable warning or bollard at foot of item



Finding #254 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 255

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2010 ADAS Section: 604.4

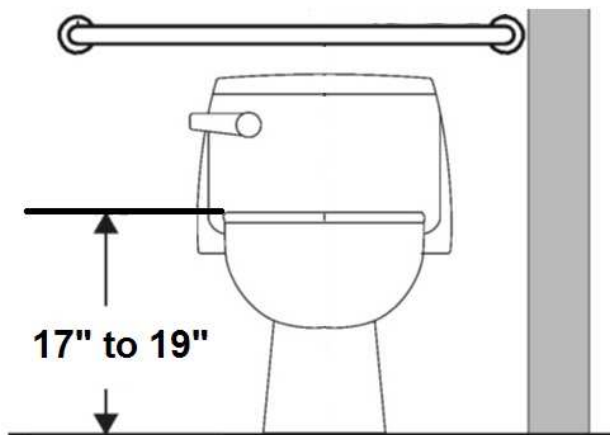
1991 ADAS Section: 4.16.3

As Built:

19.75"

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #255 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 256

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2010 ADAS Section: 604.5.1

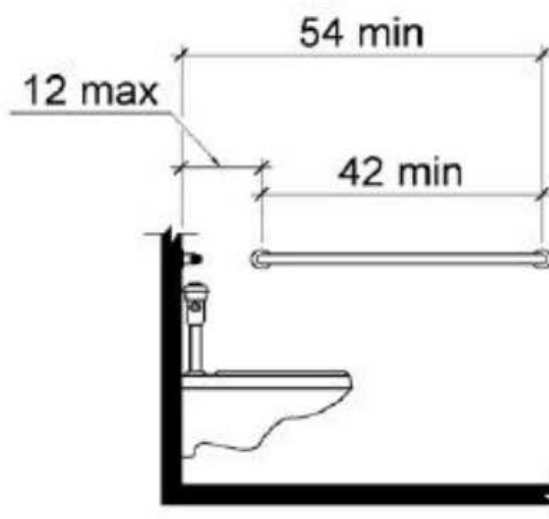
1991 ADAS Section: 4.16.4

As Built:

8" from rear, 50" to far end

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #256 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 257

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2010 ADAS Section: 604.5.2

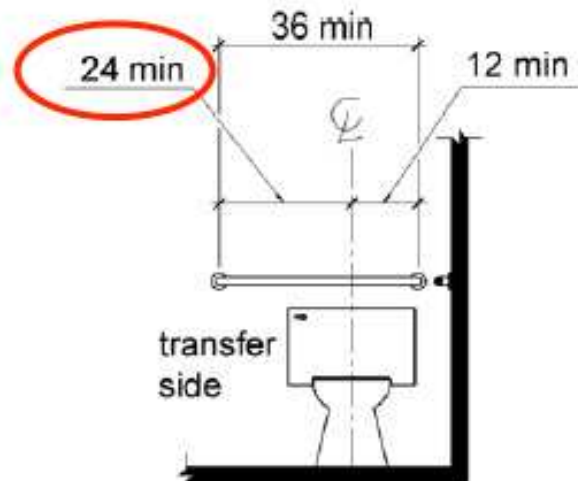
1991 ADAS Section: 4.16.4

As Built:

9.5" to centerline on wall side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #257 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 258

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

Citation:

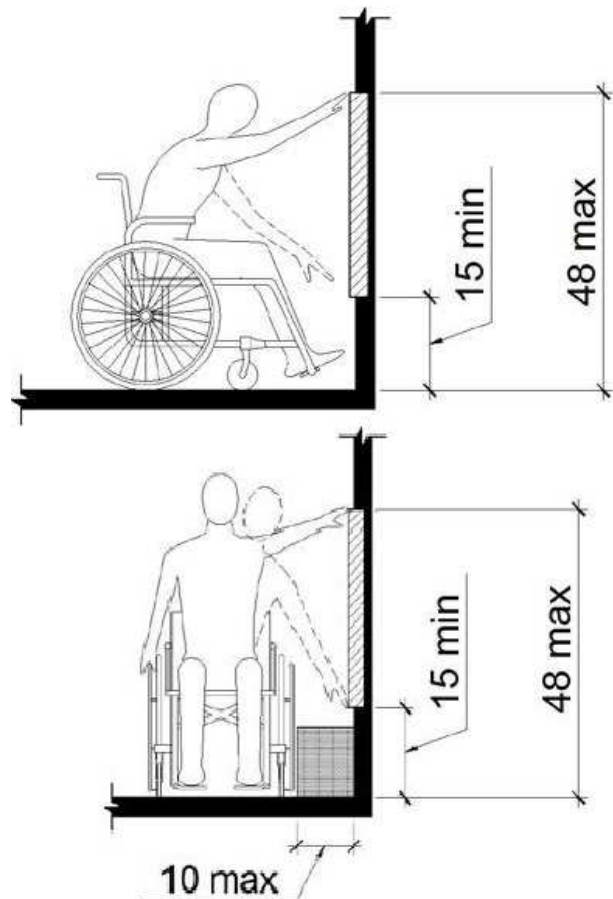
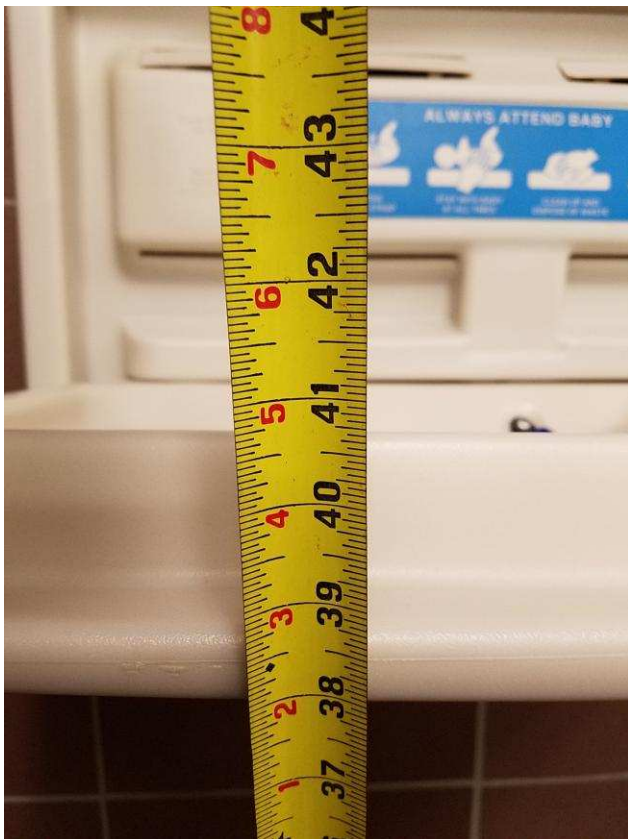
2010 ADAS Section: 308.3.1

As Built:

40.5" to table once open

Recommendation:

Lower baby change to max 34" to surface when opened



Finding #258 Additional Finding Photos



Second Floor Women's

Lat/Long: [41.65076, -91.53426]

Finding: 259

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

5" to adjacent wall

Recommendation:

Rehang stall door to be max 4" from adjacent stall partition and on the stall wall farthest from the toilet



Second Floor Employee Dining

Lat/Long: [41.65076, -91.53426]

Finding: 260

The sink is not accessible.

A clear floor space at least 30 inches by 48 shall be provided in front of a sink to allow forward approach.

-The clear floor space shall be on an accessible route and shall extend a maximum of 19 inches underneath the sink.

-Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor.

-Knee clearance at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

-Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

-Faucet controls not require tight grasping, pinching or twisting of the wrist.

-The force required to activate controls shall be not greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs.

-Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2010 ADAS Section: 606.2, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

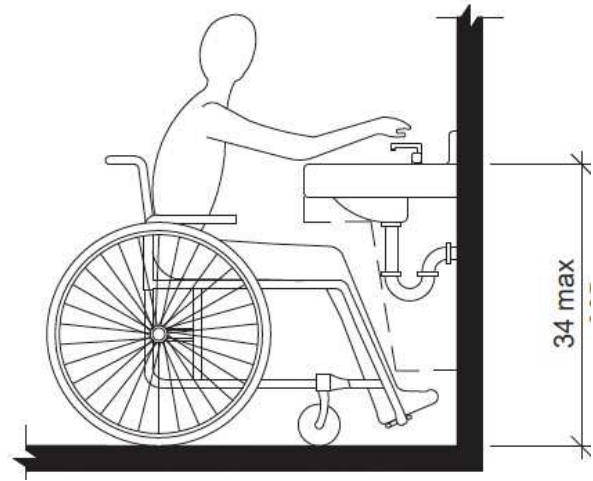
As Built:

35.5"

Recommendation:

Lower sinks to max 34" aff to front of rim

Finding #260 Continued



Finding #260 Additional Finding Photos



Second Floor Employee Dining

Lat/Long: [41.65076, -91.53426]

Finding: 261

The soap, towels and first aid are too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum.

Citation:

2010 ADAS Section: 308.3.2

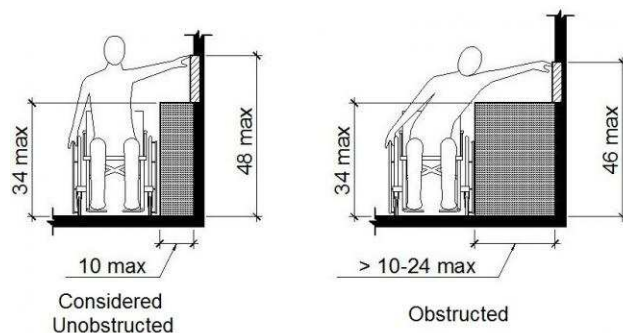
1991 ADAS Section: 4.2.6

As Built:

Soap, towels and 1st aid over counter

Recommendation:

Lower operable parts to max 46" for a side reach over an obstruction



Second Floor Employee Dining

Lat/Long: [41.65076, -91.53426]

Finding: 262

There are no accessible tables.

At least 5% of each type in each functional area of dining surfaces must be accessible and must be dispersed throughout the space or facility containing dining surfaces. An accessible table must be on an accessible route (36 inches minimum) and have knee and toe spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2010 ADAS Section: 226.1

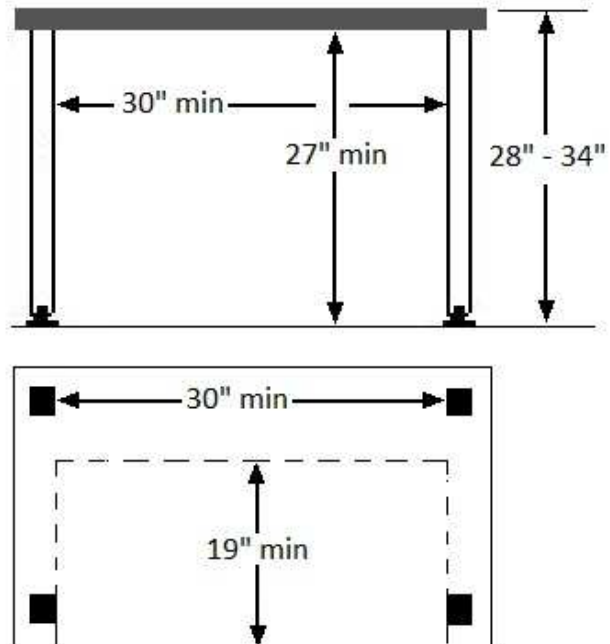
1991 ADAS Section: 5.1

As Built:

lack toe clearance

Recommendation:

Replace 5% of the tables with ones providing the required knee and toe clearances



Second Floor Employee Dining

Lat/Long: [41.65076, -91.53426]

Finding: 263

The thermostat is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

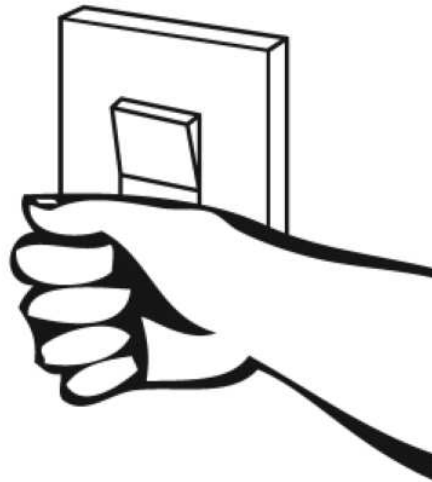
1991 ADAS Section: 4.27.4

As Built:

thermostat knob

Recommendation:

Replace knob with an operable part usable without a tight pinch or grasp



Second Floor Employee Dining

Lat/Long: [41.65076, -91.53426]

Finding: 264

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

dining area - door
complies

Recommendation:

None